

FOR SALE

OFFICE / PROFESSIONAL

Modern purpose-built
two storey building

Gas central heating
& double glazing

Private parking

Qualifies for 100% rates relief

Scope for conversion
(Subject to Local Authority consents)

Guide Price: £80,000



VIRTUAL TOUR



WHAT 3 WORDS



39A GEORGE STREET, DUMFRIES, DG1 1EA

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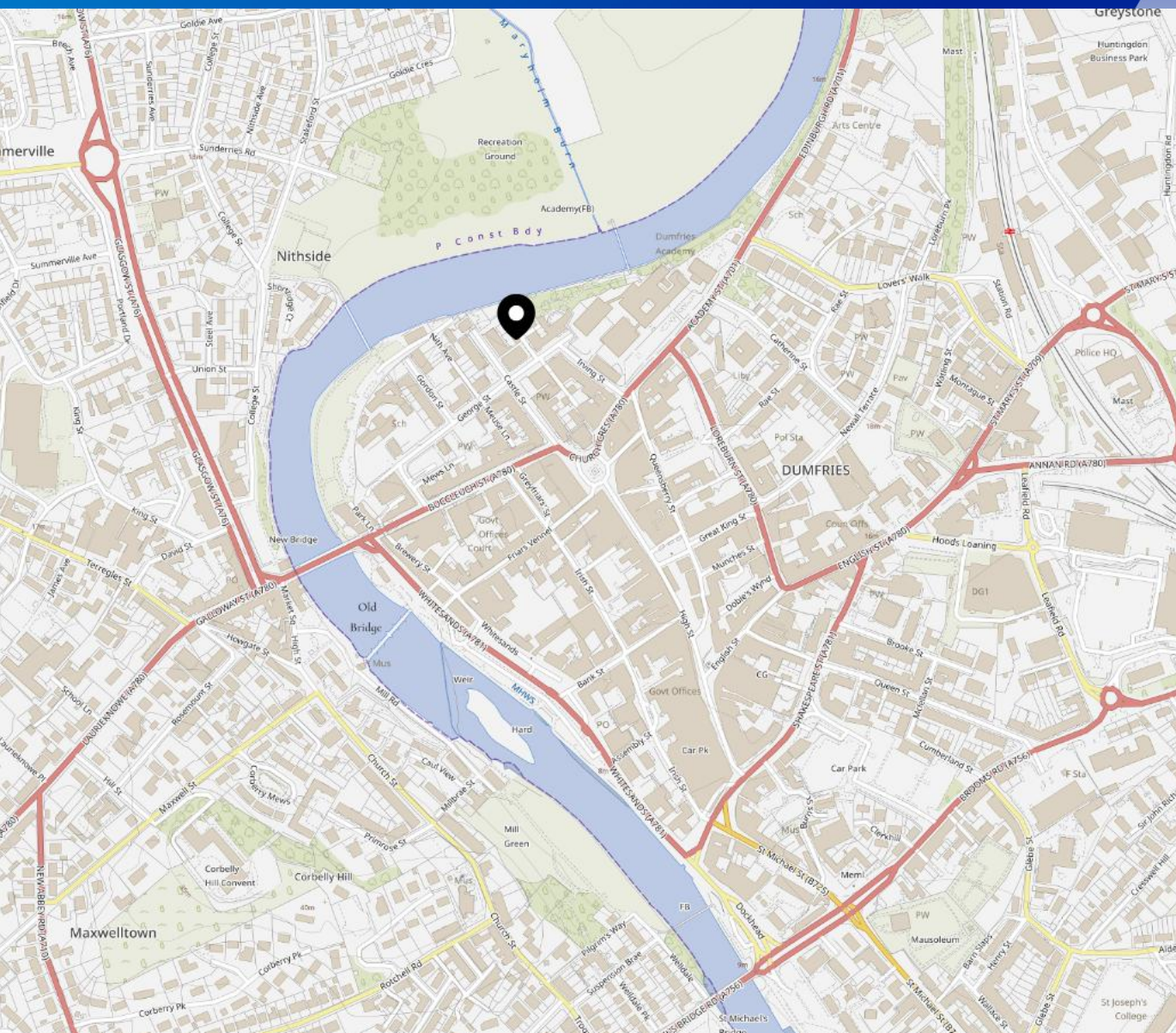
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Location

39A GEORGE STREET,
DUMFRIES, DG1 1EA



The property occupies an easily accessible position in a mixed-use area at the edge of the town centre.

Dumfries, with a population of around 33,000, is the largest town in Dumfries & Galloway and is therefore southwest Scotland's main shopping and administrative centre.

The town lies approximately 75 miles south of Glasgow and 34 miles northwest of Carlisle, occupying a strategic location at the intersection of the A75, A76, and A701 trunk roads.

The A709 provides the shortest link to the A74(M)/M6 motorway at Lockerbie, although the A75 and A701 offer alternative routes dependant on the direction of travel, with junctions at Gretna and Beattock respectively.

The A75 also provides a link to the Northern Irish ferry ports at Cairnryan.

The subjects are set on the northwestern side of George Street, between its junctions with Castle Street and Irving Street, and fall within what is considered to be the town's main professional district.

The pedestrianised High Street, Burns Statue bus stance, and several free public car parks are all within short walking distance.

Surrounding commercial properties include a business centre & café, a church & church hall, professional offices, doctors' surgery, dental surgeries, pharmacies, gymnasium, salons, a public house, restaurant, and Dumfries Academy.

Nearby residential dwellings comprise a mix of traditional and modern flats & maisonettes, together with several terraced townhouses.

**Adaptable two-storey property with private parking
set in town centre professional district**



FIND ON GOOGLE MAPS



Description

39A GEORGE STREET,
DUMFRIES, DG1 1EA



The property is non-listed and was reconstructed circa 1991 to provide modern purpose-built accommodation over two floors with the benefit of private tandem car parking.

The end-terraced building is of cavity block and sandstone construction surmounted by a pitched and slate clad roof with dormer projections to the front.

Access is via a timber door with side screens and buzzer entry system. Windows are of double-glazed timber sash & casement design.

The front door leads to an entrance hall which in turn connects to both the ground and first floors.

The internal accommodation extends to the following:

Ground Floor

Entrance Hall, Reception / Waiting Area, Office, Accessible Toilet & Store

First Floor

Landing, Hall, Office, Tea-Prep & Toilet

The floors are of solid / suspended concrete construction. A concrete staircase is set within the southeast corner.

There are carpet floor coverings throughout together with painted walls and acoustic tile / painted ceilings. The ceilings at first floor level are coombed.

Power & data trunking has been installed within the offices.

The tea-prep and welfare facilities are on good quality original lines.

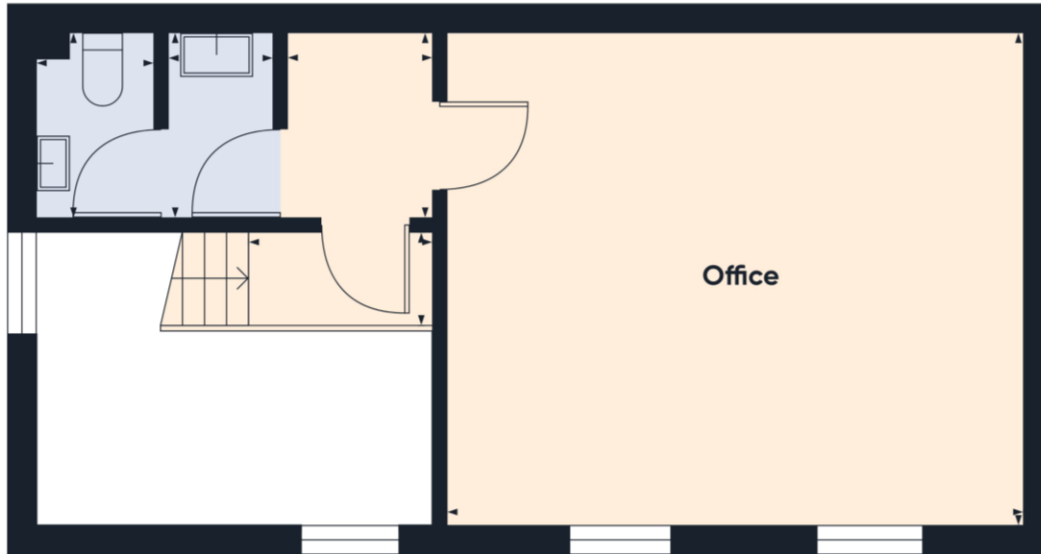
FLOOR AREAS	m ²	ft ²
Ground Floor	27.19	293
First Floor	27.35	294
TOTAL	54.54	587

The above floor areas have been calculated from on-site measurements and are stated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

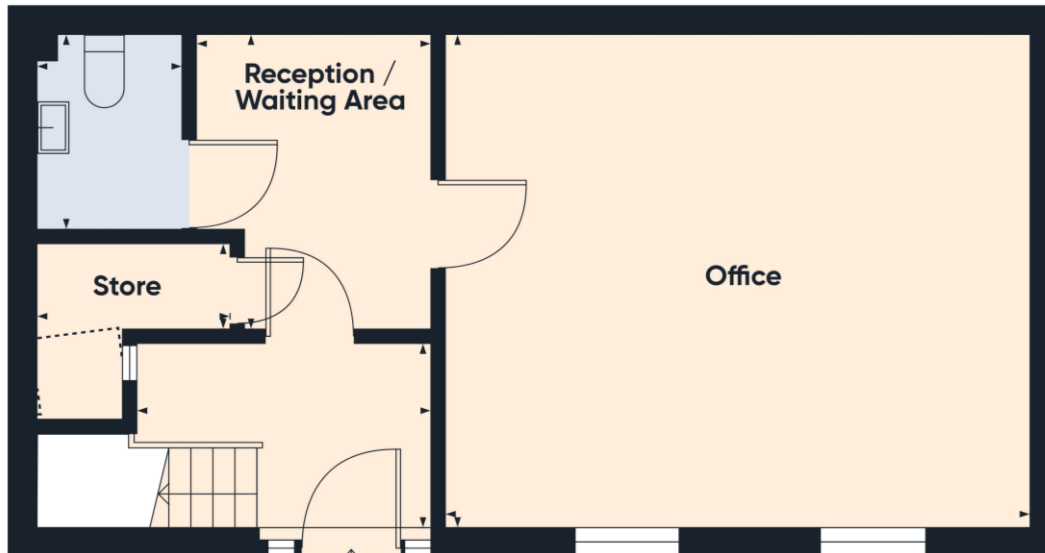


Plans

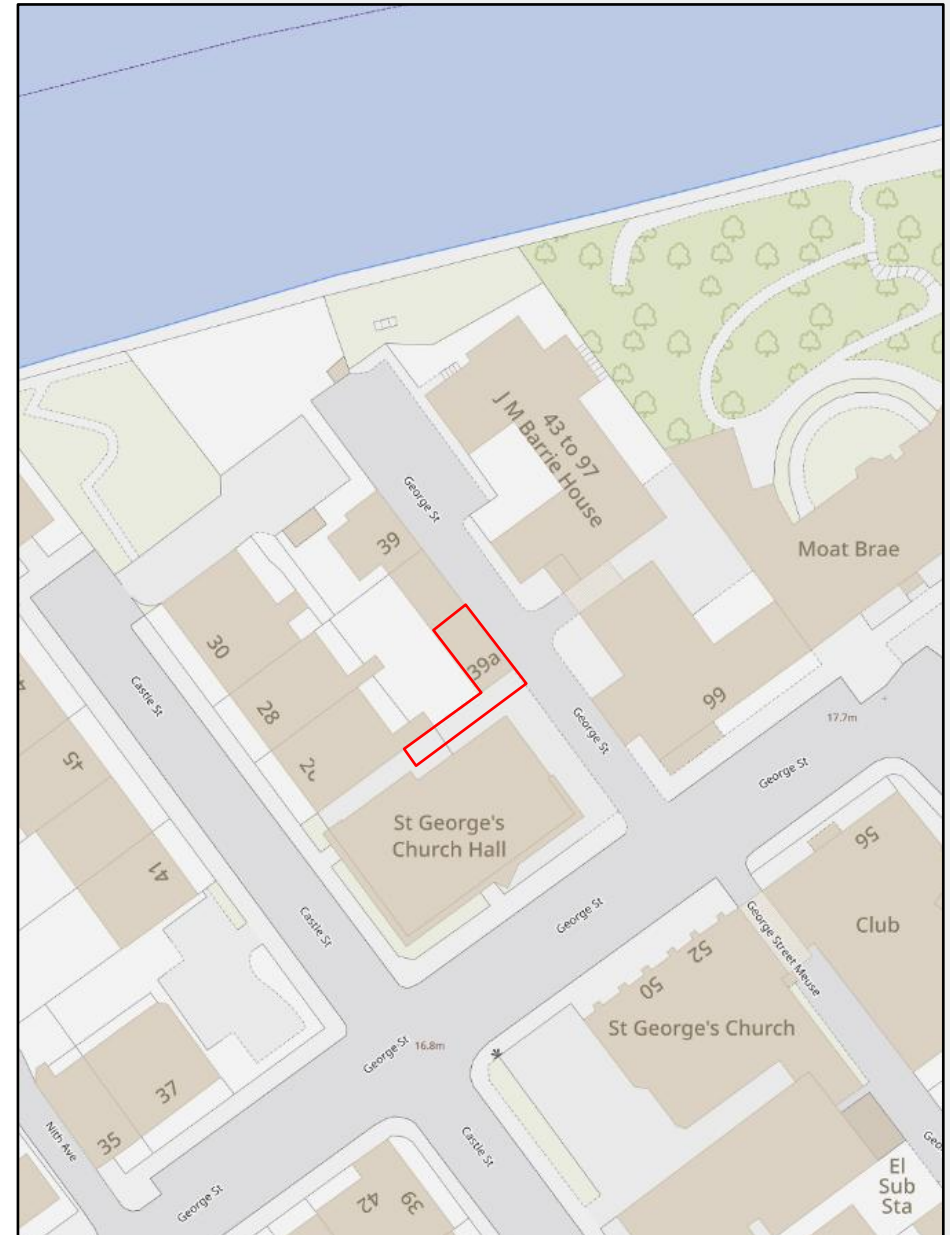
39A GEORGE STREET,
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First Floor



Ground Floor





Gallery

39A GEORGE STREET,
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Services

The property is connected to mains supplies of water, gas, and electricity, with drainage into the public sewer.

Space heating is provided by a gas fired boiler serving a series of wall mounted radiators.

A fire system and a security alarm have been installed.

Planning

We understand the property is registered for Class 10 (Non-Residential Institutions) or Class 1A (Shops, financial, professional and other services) or use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property is however well suited to alternative commercial use or potentially residential conversion, subject to Local Authority consents.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

Grant funding for residential conversion may be available via the Dumfries & Galloway Council Town Centre Living Fund.

Rateable Value

£7,200

The subjects therefore qualify for 100% rates relief under the Small Business Bonus Scheme, subject to occupier eligibility.

Price

Purchase offers around **£80,000** are invited for our client's heritable interest.

Value Added Tax

We are verbally advised that the property is not VAT elected.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Energy Performance Certificate (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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