

TO LET

Retail

Three storey mid-terraced unit

Town centre location

Mix of open-plan & cellular
accommodation

NIA: 186.25 sq.m. (2,004 sq.ft.)

Qualifies for 100% Rates Relief

£20,000 per annum



VIDEO TOUR



WHAT 3 WORDS



107 ENGLISH STREET, DUMFRIES, DG1 2DA

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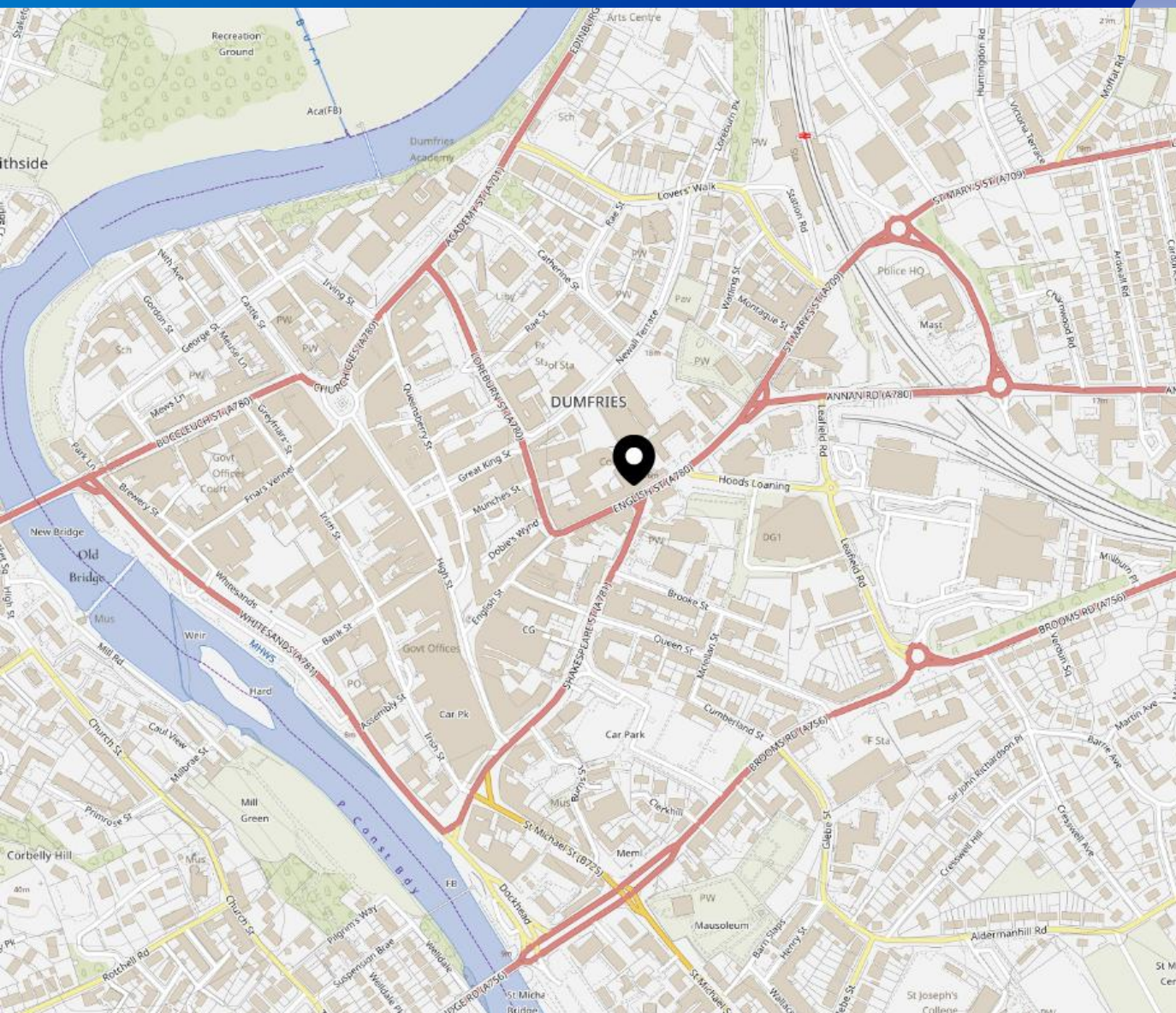
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Location

107 ENGLISH STREET, DUMFRIES, DG1 2DA



The property is located in Dumfries town centre amongst various national and local traders.

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) motorway at Lockerbie, which is some 12 miles distant.

The unit occupies a position on the northern side of English Street, at its junction with Shakespeare Street. The pedestrianised High Street is located approximately 160 metres to the west.

The 'Burns Statue' and Great King Street bus stances and Munches Street taxi rank are also within short walking distance.

Neighbouring commercial properties include an array of both national and local retailers, licensed restaurants and public houses, cafe's, studios, salons and professional offices.

Town centre retail unit



FIND ON GOOGLE MAPS



Description

107 ENGLISH STREET, DUMFRIES, DG1 2DA



The subjects comprise a three storey mid-terraced retail premises of traditional red sandstone construction, surmounted by a pitched and slated roof.

The ground floor frontage has been painted black and features a large display window and recessed entrance.

The internal accommodation extends to the following:

Ground Floor

- Sales Area
- Kitchenette
- W/c

First Floor

- Two Offices
- Storeroom
- W/c
- Shower Room

Second Floor

- Sales / Office Space
- Kitchen

Internally, the floors are a mix of concrete and suspended timber construction. Floor coverings are run in a mix of carpet and vinyl, with the second floor having a soft foam floor covering. The walls and ceilings are lined and painted throughout.

The property extends to the footprint of the building along with a small external courtyard to the rear of the original building.



Accommodation

	m ²	ft ²
Ground Floor	112.75	1,213
First Floor	26.01	280
Second Floor	47.49	511
Total	186.25	2,004

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



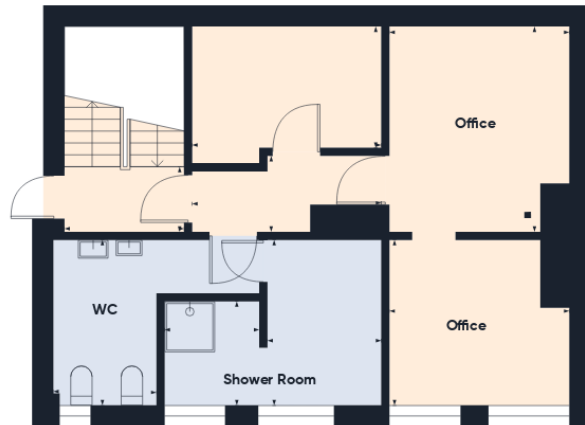


Floorplan

107 ENGLISH STREET, DUMFRIES, DG1 2DA



Ground Floor



First Floor



Second Floor



Rent & Lease Terms

Rental offers around **£20,000** per annum are invited.

The property is available by way of a new Full Repairing & Insuring (FRI) lease, for a flexible term, incorporating a regular review pattern.

Tenant incentives are available, subject to the length of lease agreed.

Value Added Tax

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

Services

We understand the property is connected to mains supplies of water, gas, electricity, and drainage.

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

Rateable Value

RV - £6,400

The property therefore qualifies for 100% Rates Relief.

Planning

We assume the property is registered as having Class 1A (Shops, Financial, Professional and Other Services) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property may lend itself to a variety of commercial uses, subject to Local Authority Consents.

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

Legal Costs

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

Energy Performance Certificate (EPC)

Energy Performance Rating: C

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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