BANK OF SCOTLAND

91-95 HIGH STREET | DUMFRIES | DG1 2BN
32-38 BANK STREET | DUMFRIES | DG1 2PA

PRIME MULTI-UNIT TOWN CENTRE INVESTMENT OPPORTUNITY ANCHORED BY 5A1 COVENANT

Investment Summary

Highly prominent trading position on pedestrianised High Street

Substantial purpose-built property (1994), suitable for a variety of alternative uses (subject to consents)

91 High Street extends to NIA of approximately 11,798 sq.ft. over four floors

Let to Bank of Scotland PLC (5A1 D&B Rating) expiring in September 2029

Full repairing and insuring (FRI) lease with no schedule of condition

Bank of Scotland has been in occupation for over 30 years

Bank undergoing major refurbishment during August & September 2026

Passing rent £106,500 p.a.x.

93-95 High Street comprises self-contained offices arranged over first & second floors, extending to NIA of approximately 1,632 sq.ft.

(Lease terms agreed)

32-38 Bank Street forms a versatile ground floor unit extending to NIA of approximately 1,326 sq.ft.

Location

Dumfries is the largest town in Dumfries & Galloway and therefore regraded as southwest Scotland's main shopping and administrative centre.

The core resident population is around 33,676 people increasing to approximately 60,000 within a 30-minute drive time.

Known as 'The Queen of the South' the former Royal Burgh occupies a strategic location at the intersection of the A75, A76, and A701 trunk roads.

Transport connections include the A74(M)/M6 motorway toward the east of the region together with the Cairnryan ferry ports in the west.

There are also train stations located within Dumfries (Glasgow South Western Line) and Lockerbie (West Coast Main Line).

The town is home to Scotland's first multi-institutional university campus, comprising The University of the West of Scotland, The University of Glasgow, and Dumfries & Galloway College.

DESTINATION	TRAVEL TIME	DISTANCE
Carlisle	51m	34 miles
Glasgow	1h 28m	76 miles
Edinburgh	2h 2m	79 miles
Newcastle	1h 52m	88 miles

Situation

The subjects occupy a prime trading position within the heart of the town centre and fronting the pedestrianised High Street.

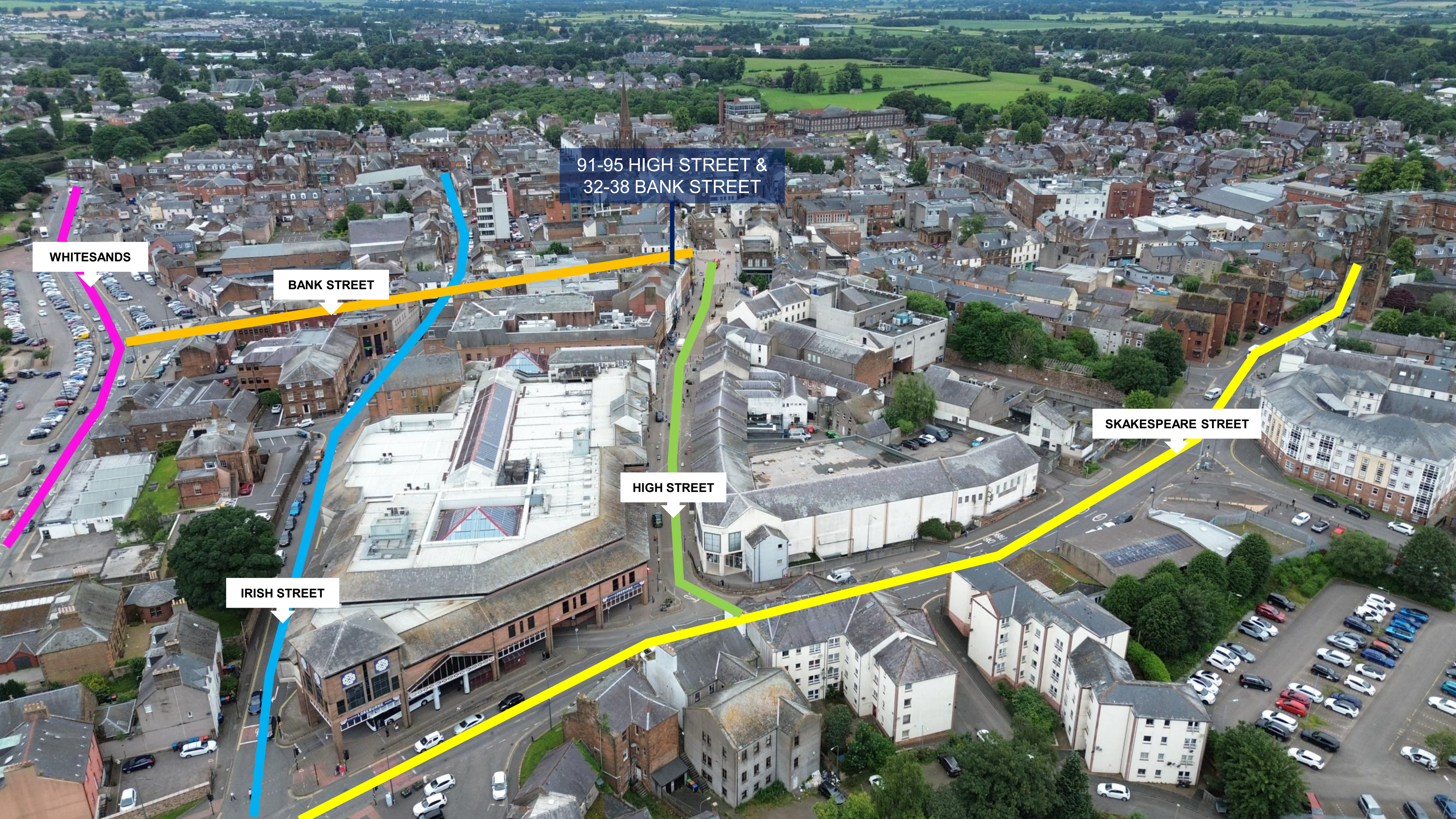
The property extends to the west and connects to a sizeable return frontage along Bank Street.

Access to a private car park (11 spaces) is provided off Irish Street.

Public parking is available nearby on Whitesands and Shakespeare Street.

The closest bus stances are at Loreburne Shopping Centre & Burns Statue Square, falling either end of the High Street.

Nearby occupiers include RBS, Vodafone, Marks & Spencer, Greggs, Specsavers, HSBC, Costa Coffee, Boots, Virgin Money, Vision Express, & Santander.


91-95 HIGH STREET &
32-38 BANK STREET
WHITESANDS
BANK STREET
SKAKESPEARE STREET
HIGH STREET
IRISH STREET

Description

The subjects comprise a substantial four-storey terraced building with frontages onto High Street and Bank Street, as well as a private car park (11 spaces) at the rear.

We understand the property was purpose-built around 1994.

The majority of the building is formed by banking hall accommodation that is being refitted in Bank of Scotland's recognisable corporate branding and style during August & September 2026.

The banking hall includes open-plan reception and serving areas, internal ATM's, and private office / meeting rooms. The rear lower / upper levels provide additional office / ancillary space and staff welfare facilities.

The front upper levels offer self-contained office accommodation, separately accessed from the High Street, which provide a balanced mix of open-plan and cellular accommodation. This element of the property would also be well suited to residential conversion, subject to necessary consents.

Toward the rear of the building, and fronting Bank Street, is a double-fronted retail unit with a recessed entrance and open-plan sales area. The unit could support a broad spectrum of commercial uses and may also be capable of sub-division, subject to necessary consents.

ACCOMMODATION	**AREA (sq.m)**	**AREA (sq.ft.)**
Bank of Scotland (Ground Floor, High Street)	669.55	7,207
Bank of Scotland (Basement, High Street)	51.19	551
Bank of Scotland (First Floor, High Street)	281.49	3,030
Bank of Scotland (Second Floor, High Street)	93.83	1,010
SUB-TOTAL	*(1,096.06)*	*(11,798)*
Offices (First Floor, High Street)	77.07	830
Offices (Second Floor, High Street)	74.58	802
SUB-TOTAL	*(151.65)*	*(1,632)*
Retail Unit (Ground Floor, Bank Street)	123.20	1,326

Tenancy

The majority of the property is let to Bank of Scotland Plc on full repairing and insuring (FRI) terms with no Schedule of Condition at a current passing rent of £106,500 per annum exclusive, expiring on 30th September 2029.

It should also be noted the bank are undertaking refit works during August & September 2026, at a significant cost.

Terms have been agreed with a private tenant for a new short-term lease over the front upper floor offices. Further details are available on request.

Tenure

Heritable/Outright Ownership interests (Scottish equivalent of English Freehold).

Covenant

Bank of Scotland PLC, part of Lloyds Banking Group, have a D&B rating of 5A1 indicating minimum risk of business failure.

In their accounts to 31/12/2025 they recorded a tangible net worth of £15.881BN, a turnover of £16.025BN and a retained profit of £1.337BN.

Proposal

We are instructed to invite offers in excess of £800,000 exclusives of VAT.

VAT

The subjects have been elected for VAT. However, it is anticipated the sale will be treated by way of a Transfer of a Going Concern (TOGC).

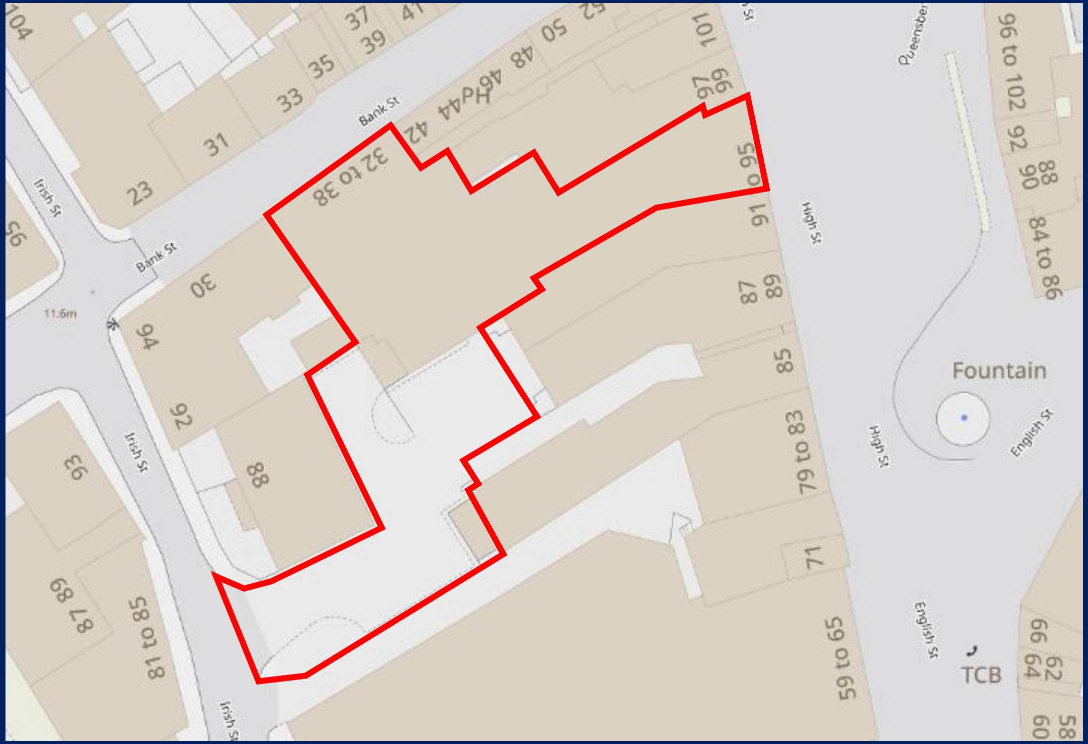
EPC

A copy of the certificates can be provided on request.

AML

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.



Contact

For further information or to arrange an inspection please contact the joint selling agents:

Fraser Carson
f.carson@shepherd.co.uk
07720 466 043

Robert Maxwell
robert.maxwell@shepherd.co.uk
07740 027 415

SHEPHERD
CHARTERED SURVEYORS

Shepherd Chartered Surveyors
18 Castle Street, Dumfries, DG1 1DR | Tel: 01387 264333

--

Scott Howie
scott.howie@inglishowie.com
07973 693 090

INGLISHOWIE

Inglis Howie
21 Blythswood Square, Glasgow, G2 4BL | Tel: 0141 248 2055

The Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of The Agents has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

PUBLICATION DATE: AUGUST 2026