

RETAIL UNIT

- > UNDER NEW OWNERSHIP
- > VISIBLE TOWN CENTRE LOCATION
- > FORMER GREGGS
- > TRADITIONAL FRONTAGE
- > SUITED TO A VARIETY OF USES
(SUBJECT TO LOCAL AUTHORITY CONSENT)
- > QUALIFIES FOR 100% SMALL BUSINESS RATES RELIEF
- > FLEXIBLE LEASE TERMS
- > INCENTIVES AVAILABLE

TO LET

4 QUEENSBERRY STREET, DUMFRIES, DG1 1EX

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DESCRIPTION

The subjects comprise a mid-terraced ground floor retail unit which forms part of a larger three storey and attic building.

The property has an attractive traditional stone frontage, with painted external finish, incorporating two three-quarter height timber casement display windows and a central aluminium entrance door.

The building is of sandstone construction surmounted by a pitched and slated roof.

The internal accommodation is as follows:

- Main Sales Area
- Secondary Sales Area / Storage Area
- Office
- Staff Toilet

The unit has been finished with tile floors, wipe-clean panel clad walls and suspended tile ceilings. A stainless-steel extraction hood has been installed at the rear of the main sales area.

FLOOR AREA	m²	ft²
Ground Floor	39.72	428

The above floor area, which has been calculated from on-site measurements, is stated on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



LOCATION

Dumfries, with a population of around 37,500 is the largest town in Dumfries & Galloway as is therefore South West Scotland's main shopping and administrative centre. The town lies approximately 75 miles south of Glasgow and 34 miles north west 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 property occupies a visible town centre location, fronting the pedestrianised section of Queensberry Street which connects the main High Street retail area and Queensberry Square.

Nearby occupiers include Your-Move, Kings Coffee Shop, Vision Express, Santander, Boots Opticians and Tui.

The property is within a short walking distance of the Great King Street bus stance and Munchies Street taxi rank. Public parking is available at the rear of the property.

RENT & LEASE TERMS

Rental offers around £600 pcm are invited.

A new lease is available on a Full Repairing and Insuring (FRI) basis, for a flexible term. Incentives are available, subject to the length of lease agreed.

SERVICES

Mains water, electricity and drainage.
An air-conditioning unit has been installed within the ceiling of the main sales area.

RATING ASSESSMENT

RV - £8,750. The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

PLANNING

The property is suited to a variety of commercial uses, subject to both Landlord and Local Authority consents. Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

VALUE ADDED TAX

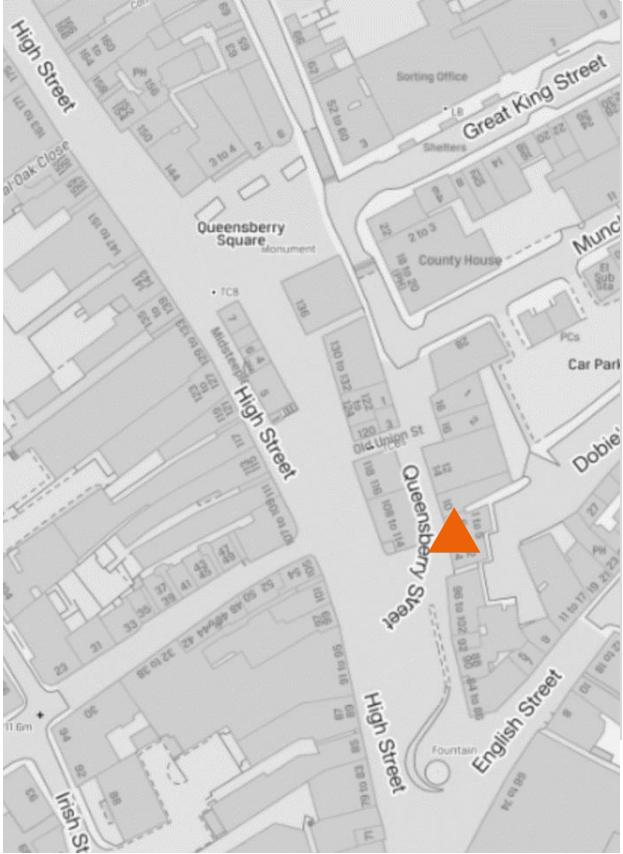
Prospective tenants are advised to satisfy themselves independently as to the incidence of VAT in respect of this transaction.

LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the tenant will be responsible for LBTT, registration dues and VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: F
A copy of the EPC is available on request.



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

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