



10 English Street Dumfries DG1 2BT

Town Centre Retail Investment

- Held on F.R.I Lease
- Ground, 1st & 2nd Floor
- Personal Guarantee
- Lease Expiry: June 2040
- Passing Rent: £14,000p.a.x
- Price: o/o £100,000

LOCATION

The property is situated on the south side of English Street, between its junctions with High Street and Queen Street in Dumfries town centre.

The area has recently seen extensive regeneration with a revitalised pedestrian precinct & bus terminus to the front, now known as "Burns Square". Dumfries is the largest town in Dumfries and Galloway with a resident population of c. 37,500 and is Southern Scotland's main shopping and commerce centre approximately 75 miles south of Glasgow via the M74 motorway network and the A75 trunk road. Shared private parking and on-street parking is available in close proximity. Neighbouring occupiers include Virgin Money, Boots, Specsavers, Sushi City and the Loreburn Shopping Centre.

PROPERTY

The property comprises a 3 storey mid terraced commercial space of traditional construction with extensive display frontage. The property offers a recessed single door entrance with dual display windows on either side secured by an aluminium roller shutter. Internally the property is primarily in an open plan layout with main counter and partition erected to the rear with single staircase leading to the upper floors. The upper floors offer stores, office, workshop, staff room and w.c facilities.

AREA

The property has been calculated to extend to the following floor area;

Ground: 124.5sq ft (1,340sq ft)
 1st: 68.1sqm (733sq ft)
 2nd: 26.27sqm (283sq ft)
 Total: 218.87sqm (2,356sq ft)



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LEASE SUMMARY

The property is held on a full repairing and insuring head lease on the following terms;

Tenant: NTST Trading Ltd (with personal guarantee) t/a "Cashing In Pawn Brokers"
 Term: 20th June 2025 - 19th June 2040
 Passing Rent: £14,000p.a.x
 Rent Review: 2030 & 2035
 Tenant Break: 20th June 2030

NAV/RV
 £8,600

SALE
 The property is available on a freehold investment sale for offers over £100,000

V.A.T
 The vendor has opted to waive their option to tax, as such the transaction will be treated as a transfer of a going concern.

E.P.C
 Available on request

TITLE & LEASE
 Available on request

LEGAL
 Each party shall bear their own legal costs incurred in the transaction

VIEWING
 Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

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Anti-Money Laundering
 In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:
 The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.