

7330/BB

DUMFRIES

170/172 HIGH STREET

FOR SALE/TO LET

*** NO VAT PAYABLE ***

** PRIME RETAIL UNIT **



Sale Price Offers in the region of £100,000
Quoting rent £10,000 p.a.

LOCATION

Dumfries is the principal commercial centre in the Dumfries & Galloway region, with a resident population circa 35,000 but drawing on a catchment of approximately 150,000. The town lies just off the A75 trunk road linking Stranraer with the M74 at Gretna.

170-172 High Street is a prime trading position, which forms part of the towns main pedestrianised high street. The building sits adjacent to Paddy Power and Cumberland Building Society. Other national occupiers in the immediate vicinity include Iceland, Starbucks, and Bob & Berts Café as well as a variety of local independent retailers.

DESCRIPTION

A mid-terraced three storey building made up of stone and brick construction with a rendered front elevation under a pitched slate covered roof.

Internally, the ground floor trades as a deli and shop, and provides an open plan rectangular shaped retail unit with the upper floors providing office and storage accommodation. WC facilities are available on both first and second floors. A separate access in situ to the front right hand elevation could allow for the upper floors to become self contained.

ACCOMMODATION

Ground Floor Sales	43.23 sq m	(465 sq ft)
First Floor	38.60 sq m	(415 sq ft)
Second Floor	40.00 sq m	(431 sq ft)
Total	121.83 sq m	(1,311 sq ft)

SERVICES

We understand mains water and electricity are connected to the property. Heating is provided by way of wall mounted electric panel heaters.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance rating of B-23.



Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract:

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended 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:

3) no person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £9,300. Qualifying occupiers for owner occupation or tenants, would be able to attain 100% business rates relief.

SALE PRICE/RENT

Offers in the region of **£100,000** are invited for the freehold with vacant possession.

Alternatively, the property is available To Rent at **£10,000 p.a.** exclusive, on a FRI lease for a term of years to be agreed.

COSTS

Each party will be responsible for their own legal and professional costs incurred.

VAT

We understand the property is not elected for VAT and therefore no VAT will be payable on the sale price.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

For further information please contact: -

Ben Blain

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Email: bblain@carigietcowen.co.uk

Details Amended

April 2024



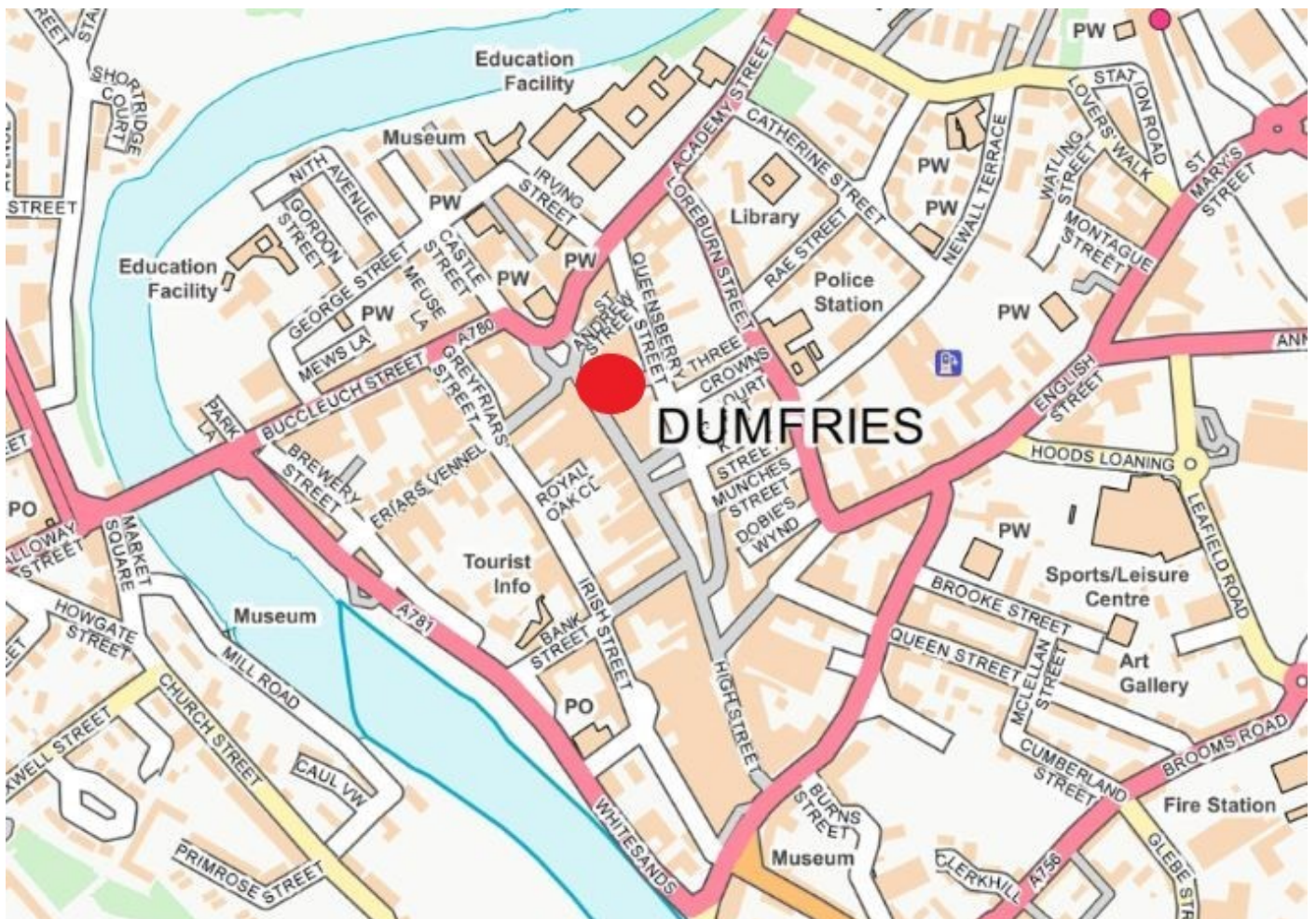
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Carigiet Cowen



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