



61 High Street, Dalbeattie, DG5 4HA



- Ground Floor Retail
- First Floor Storage
- Sandwich Bar / Deli Counter
- Large Frontage
- Qualifies for Full Rates Relief
- Available Immediately
- Flexible Lease Terms
- Incentives Available

VIEWING & FURTHER INFORMATION:

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LOCATION

DALBEATTIE, is amongst the largest of Dumfries and Galloway's towns, with a population of around 4,250. Dumfries is the region's main administrative centre, with a population in the order of 37,500, and is located approximately 12 miles north east of Dalbeattie.

The property is located within the town's main retailing area on the eastern side of the High Street, between its junctions with Burn Street and Southwick Road.

DESCRIPTION

The subjects comprise a purpose-built mid terraced retail unit, with accommodation arranged over two floors. The main walls are of brick/block construction under a flat roof.

The property has a two three-quarter height display windows together with central recessed door and space for signage above.

Floors over both levels are of solid concrete construction.

The unit previously traded as a SPAR convenience store together with a SUBWAY counter and retains the main elements of fit-out.

ACCOMMODATION

- Ground Floor Sales Area
- Sandwich Bar / Deli Counter
- Wash / Prep Room
- Rear Corridor / Store / Stair
- First Floor Store
- Staff Kitchen
- Managers Office
- Ladies & Gents Toilets / Changing Rooms

FLOOR AREAS (APPROX. NET INTERNAL AREA)

Ground Floor	140.47 m2	1,512 ft2
First Floor	99.69 m2	1,073 ft2
Total	240.16 m2	2,585 ft2
Frontage	7.73 m	25 ft 4 ins

SERVICES

The property is understood to connect to mains supplies of water, electricity and drainage.

RENT & LEASE TERMS

Offers around £12,000 per annum are invited. The property is available by way of a new lease on a Full Repairing and Insuring (FRI) basis, for a flexible term incorporating a regular review pattern. Incentives may be available depending on the length of lease.

RATING ASSESSMENT

RV - £9,600. The property therefore qualifies for 100% rates relief under the small business bonus scheme.

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 to any letting.

VALUE ADDED TAX

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: D 60

A copy of the EPC is available on request.

PLANNING

The property offers scope for a variety of commercial uses, subject to obtaining the necessary consents. Interested parties are advised to make their own enquiries direct with Dumfries & Galloway Council – 01387 260199.

ENTRY

Entry is available immediately, upon completion of missives.

