



15 Nith Place, Dumfries, DG1 2PL



- **Modernised Unit**
- **Suited to a Variety of Uses**
- **Large Display Window**
- **Close Proximity to High Street**
- **Available Immediately**
- **Flexible Lease Terms**
- **Qualifies for 100% Rates Relief**

VIEWING & FURTHER INFORMATION:

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LOCATION

DUMFRIES, with a population of around 37,500, is the largest town in Dumfries and Galloway and is south west Scotland's main shopping and administrative centre. The town lies approximately 75 miles south of Glasgow and 34 miles northwest of Carlisle, occupying a strategic location at the intersection of the A75, A76 and A701 trunk roads. The town's retail catchment includes other nearby towns and villages, together with the surrounding rural hinterland. The area also draws in significant tourist trade during the spring and summer months.

The property occupies a prominent town centre position, within walking distance of the pedestrianised High Street and waterfront area of Whitesands. The unit fronts Nith Place, at its junction with Shakespeare Street and St. Michael Street, lying opposite the Loreburn Shopping Centre.

The subjects are located in a mixed commercial and residential district, although the majority of residential dwellings are found on the upper floors. Nearby commercial properties include a dentist, hot food takeaways, public houses, off-license, professional offices, hairdressers and retail units.

The property is conveniently located for public transport links. There is on-street parking in the immediate vicinity together with a number of free public car parks within easy walking distance.

DESCRIPTION

The property comprises a ground floor retail unit, forming part of a larger two storey and attic tenement building. The property is of stone construction and is surmounted by a pitched and slated roof.

The unit has a traditional shop frontage with painted external finish, three-quarter height display window, flush entrance door and space for signage along the full width.

The property has recently undergone refurbishment works and therefore provides modern accommodation.

The floors throughout have a vinyl finish. The main sales area has a lined and painted/papered finish together with a suspended tile ceiling.

The rear area has wipe clean clad walls together with a lined and painted ceiling. Domestic style units and worktops have been fitted together with a stainless-steel sink and drainer.

FLOOR AREAS (APPROX. NET INTERNAL AREA)

Front Sales Area	18.74 m2	202 ft2
Preparation Area / Store Room	14.05 m2	151 ft2
Under Stairs Store	2.35 m2	25 ft2
Total	35.14 m2	378 ft2

PLANNING

We understand that the property benefits from a permitted Class 1 (Retail) and Class 2 (Office) use. All enquiries surrounding the current or proposed use of the property should be directed to the D&G Planning Department.

SERVICES

We are advised that mains supplies of water and electricity are available, with drainage being connected to the main public sewer.

Wiring is in place for electric heaters to be installed.

RENT & LEASE TERMS

Offers around £325 pcm 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.

RATING ASSESSMENT

RV - £3,400.

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: E 80

A copy of the EPC is available on request.

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