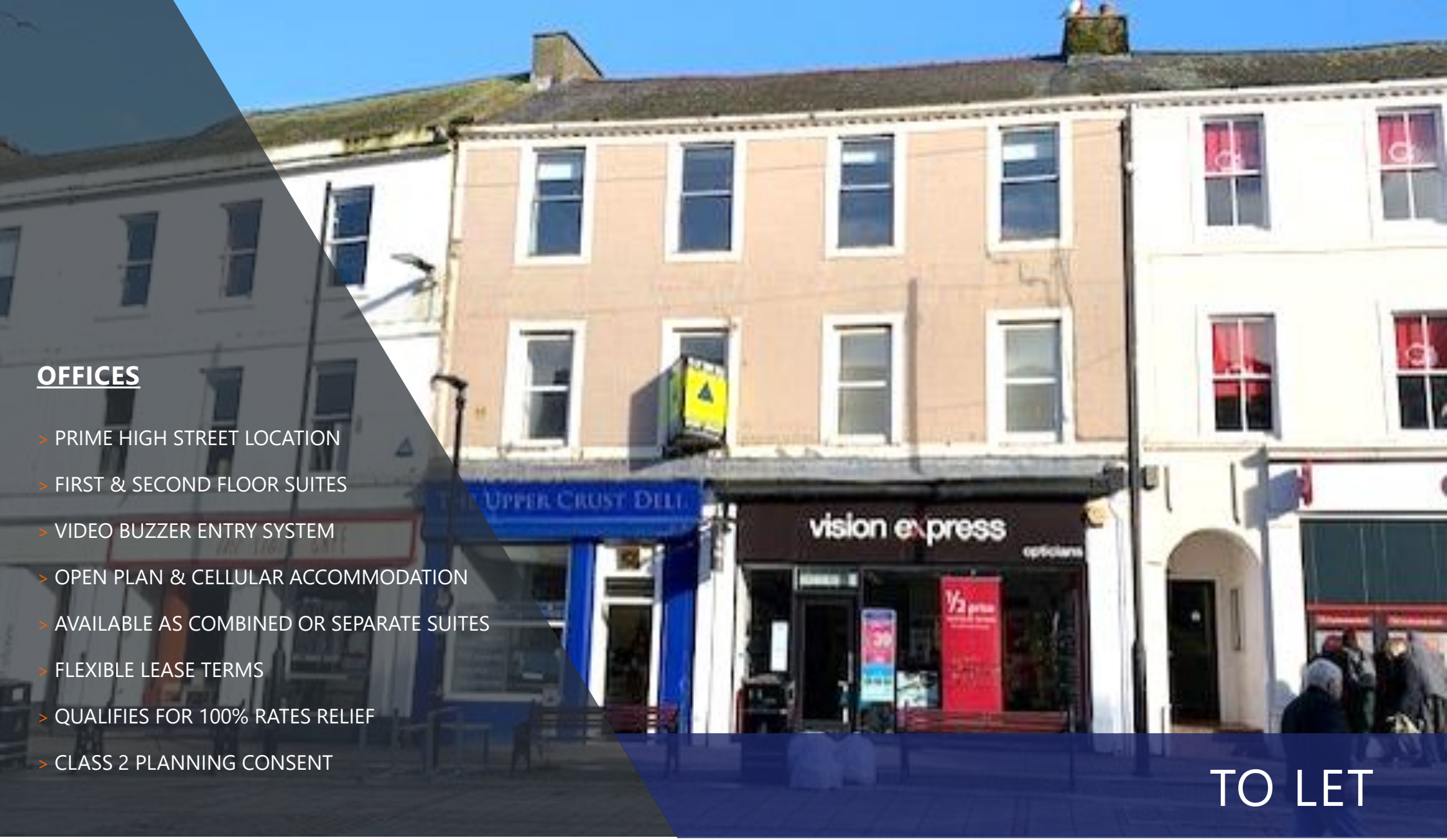

OFFICES

- PRIME HIGH STREET LOCATION
- FIRST & SECOND FLOOR SUITES
- VIDEO BUZZER ENTRY SYSTEM
- OPEN PLAN & CELLULAR ACCOMMODATION
- AVAILABLE AS COMBINED OR SEPARATE SUITES
- FLEXIBLE LEASE TERMS
- QUALIFIES FOR 100% RATES RELIEF
- CLASS 2 PLANNING CONSENT

TO LET

88A & 88B HIGH STREET, DUMFRIES, DG1 2BJ

CONTACT: Fraser Carson | f.carson@shepherd.co.uk | 01387 264333 | www.shepherd.co.uk

SHEPHERD COMMERCIAL

DESCRIPTION

The subjects comprise self-contained first and second floor office suites forming part of a larger three storey, mid-terraced building of traditional stone construction under a pitched and slated roof.

The accommodation within each suite extends to a large office at the front with ancillary cellular space toward the rear. Each suite has its own dedicated kitchen and toilet facilities.

Access to the office suites is provided by way of a common entrance door and stairwell. The entrance door is recessed from the pedestrianised High Street, offering shelter from the elements, and is secured by a video buzzer entry system.

Internally, the suites have carpet floor coverings together with lined and painted walls and ceilings. Natural daylighting is provided via double-glazed windows.

FLOOR AREAS	m^2	ft^2
88A (First Floor)	65.02	700
88B (Second Floor)	79.97	860
TOTAL	**144.99**	**1,560**

The above areas, which have been calculated from on-site measurements, have been calculated 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 subjects occupy a prime location on the eastern side of the pedestrianised High Street, within the heart of the town centre.

Other nearby commercial occupiers include Clydesdale Bank, Vision Express, Boots, Greggs, Marks & Spencer, Bank of Scotland, Costa Coffee and The Loreburne Shopping Centre.

Public car parking and transport links are available within easy walking distance.

RENT & LEASE TERMS

Rental offers around £6,000 + VAT per annum are invited.

The suites are available by way of a new lease(s) on an Internal Repairing and Insuring (IRI) basis, for a flexible term incorporating a regular review pattern.

SERVICES

Mains water, gas, electricity and drainage. Each suite benefits from its own gas fired central heating system.

RATING ASSESSMENT

RV - £8,450 (88A & 88B combined)

The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

PLANNING

Class 2 (Offices). The property is however well suited to a variety of commercial uses. Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

VALUE ADDED TAX

We are advised that the property is VAT elected.

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: 88A (G) | 88B (E)
A copy of the EPC's are available on request.

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

Shepherd Chartered Surveyors 18 Castle Street, Dumfries, DG1 1DR | 01387 264333
Fraser Carson | f.carson@shepherd.co.uk

www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: 28/04/2020**

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