

To Let

PRIME SHOP UNIT



175 High Street • Dumfries • DG1 2QT

Location

Dumfries is the regional shopping and administrative centre for South West Scotland with a resident population of 32,000 and an estimated catchment of 110,000 persons.

The shop is located on the pedestrianised High Street, adjacent to Debenhams and Iceland, with Starbucks, Ryman and Argos in the vicinity.

Description

The subjects comprise a ground floor and first floor purpose-built shop unit, with ancillary basement storage, contained in a self-contained building.

Accommodation

Gross Frontage	8.05m	26ft 5in
Net Frontage	7.04m	23ft 1in
Shop Depth	15m	49ft 2in
Ground Floor sales	105.52 sq m	1,136 sq ft
First Floor stock/staff	89.65 sq m	965 sq ft

In addition, toilets are provided at first floor.

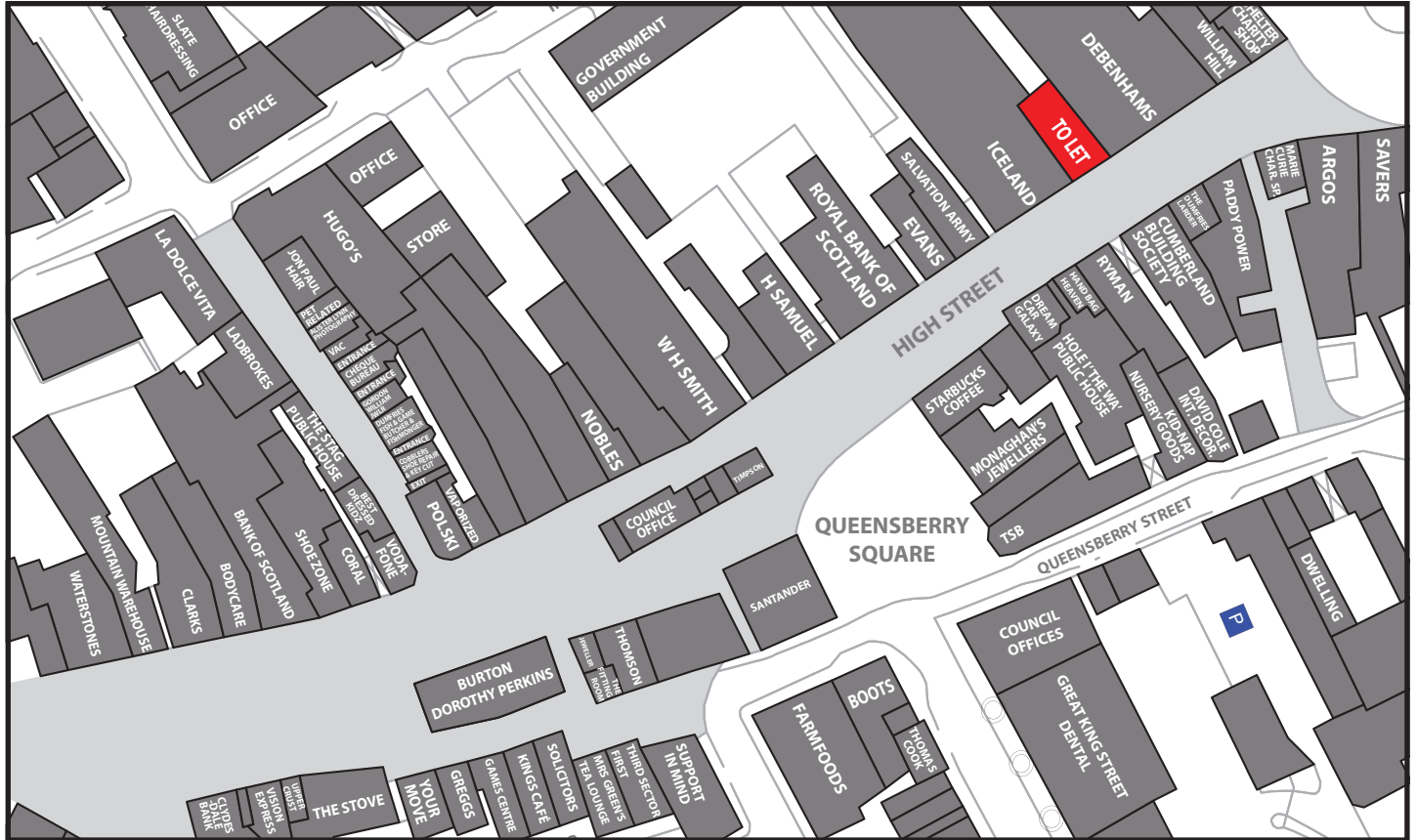
Lease

The shop unit is offered To Let on a new Full Repairing and Insuring Lease for a term to be agreed, subject to 5 yearly upward only rent reviews, at a commencing rent of £35,000 per annum.

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Rateable Value

The unit is listed at www.saa.gov.uk as having a Rateable Value of £28,900. The poundage for 2018/19 is 48p, leading to rates payable of £13,872.

Interested parties are advised to verify these figures direct with Dumfries and Galloway Council, Revenue Services, Non-Domestic Rates (T: 030 33 33 3000)

Legal Costs

Each party will be responsible for their own legal costs. However, the ingoing tenant will be responsible for any registration fees and Land and Buildings Transaction Tax applicable, together with any VAT payable.

VAT

The property is not elected for VAT, so VAT is not chargeable on the rent.

EPC

On request.

Viewing and Further Information

By arrangement with the joint agents.



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