

# To Let

## PRIME SHOP UNIT

REDUCED  
RENT



## 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 £29,500 per annum.

