

RETAIL / REDEVELOPMENT

- > GROUND AND FIRST FLOOR UNIT
- > FORMER RESTAURANT PREMISES
- > PROMINENT RIVERSIDE POSITION
- > ADJACENT TO PUBLIC CAR PARK
- > FLOOD DEFENCE SYSTEM INSTALLED
- > SCOPE FOR ALTERNATIVE USE / CONVERSION
- > QUALIFIES FOR 100% RATES RELIEF
- > ASKING PRICE REDUCED TO £80,000



FOR SALE

32 WHITESANDS, DUMFRIES, DG1 2RR

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DESCRIPTION

The subjects comprise a ground and first floor end terraced building of stone / brick construction, part roughcast externally, surmounted by a pitched and slated / flat felt roof.

Windows are a mix of timber casement and timber sash design, incorporating single glazing.

The internal accommodation extends to the following:

Ground Floor

- Sales Area / Trade Counter
- Rear Store
- Storage Area and Cellar (Including Former Toilets)

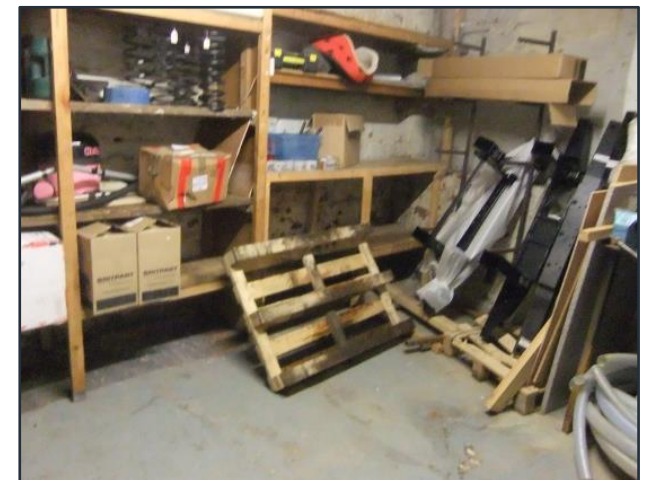
First Floor

- Front Store
- Rear Store (Former Kitchen)
- Toilet Facilities

The floors at ground floor level are of solid concrete construction with the upper levels being of suspended timber construction.

FLOOR AREAS	m ²	ft ²
Ground Floor	62.70	675
First Floor	62.49	673
TOTAL	125.19	1,348

The above areas, which have been calculated from on-site measurements, are stated 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 33,000 is the largest town in Dumfries & Galloway and is therefore Southwest 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 A709 provides the shortest link to the A74(M) at Lockerbie, which is some 12 miles distant.

The property occupies a prominent and highly visible position, fronting the busy thoroughfare of Whitesands, adjacent to one of the town's main public car parks. It is also only a short distance from the pedestrianised High Street.

The building lies close to the River Nith, however, the sellers have installed a custom flood defence system.

The subjects benefit from good public transport links with bus stances and taxi ranks located nearby.

Other commercial occupiers include the Tourist Information Centre, hot-food takeaways, licensed public houses & restaurants, private retailers, professional offices and several salons / studios.

PRICE

Purchase offers around **£80,000** are invited.

VALUE ADDED TAX

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

SERVICES

Mains water, gas, electricity and drainage.

RATING ASSESSMENT

RV - £3,950

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

PLANNING

The property is suited to a variety of commercial uses and may have potential for residential conversion, subject to Local Authority Consents. Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

GRANTS & FUNDING

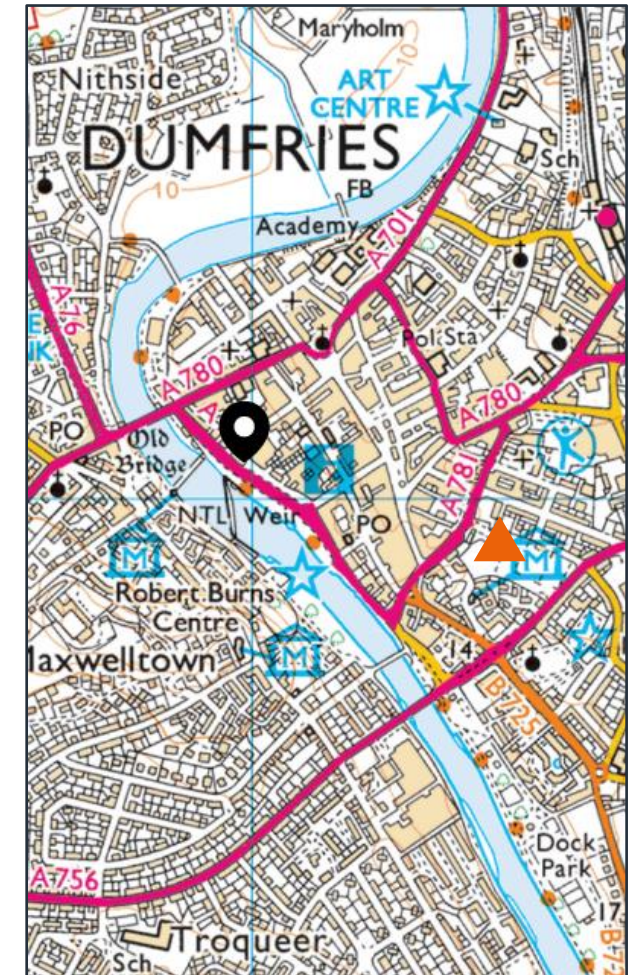
Potential grant funding for residential redevelopment may be available via Dumfries & Galloway Council: <https://www.dumgal.gov.uk/article/17433/Town-Centre-Living-Fund>

LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the purchaser will be responsible for LBTT, registration dues and VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: G
A copy of the EPC is available on request.



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

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