

PRICE  
REDUCTION

## **SALON / RETAIL / OFFICE**

- > GROUND FLOOR SALON UNIT
- > RECENTLY REFURBISHED & FULLY FITTED
- > TWO BACKWASHES & FOUR STYLING STATIONS
- > NEW ELECTRIC HEATING SYSTEM & PRESSURISED HOT-WATER CYLINDER
- > FRONTING TOWN CENTRE THOROUGHFARE
- > ADJACENT TO FREE PUBLIC CAR PARK
- > QUALIFIES FOR 100% RATES RELIEF

**TO LET / FOR SALE**

**19-20 GALLOWAY STREET, DUMFRIES, DG2 7TL**

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**DESCRIPTION**

The property comprises a ground floor unit which forms part of a larger mid-terraced building. The main walls are of stone construction surmounted by a pitched and slated roof.

The unit has a traditional sales frontage with two large display windows, a widened aluminium casement entrance door and full width fascia signage.

The internal accommodation extends to the following:

- Open-Plan Salon
- Rear Store / Staff Room
- Toilet

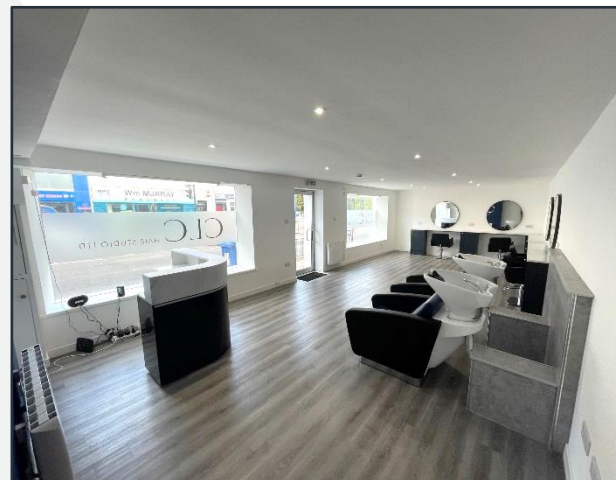
Internally, the property has recently been refurbished with new flooring, electrics, lighting and decoration.

The salon fixtures are of a high-quality standard and include two back washes, four styling stations and a reception desk, together with fitted worktops and storage units.

Sanitary fittings are on modern lines.

FLOOR AREAS	m <sup>2</sup>	ft <sup>2</sup>
Salon	44.04	474
Store / Staff Room	13.08	141
<b>TOTAL</b>	<b>57.12</b>	<b>615</b>

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 as 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 subjects front the busy town centre thoroughfare of Galloway Street, set between its junctions with Glasgow Street and Terregles Street, surrounded by a diverse mix of local traders.

The property is adjacent to free public car parking. Good public transport links are also available within a short walking distance.

## PRICE, RENT & LEASE TERMS

Purchase offers over **£90,000** are invited for our client's heritable interest.

Rental offers around **£800 pcm** are invited.

The property is available on a Full Repairing and Insuring (FRI) basis.

Tenant incentives are available.

## VALUE ADDED TAX

We are verbally advised that the property is not VAT elected.

## SERVICES

Mains water, electricity and drainage.

Space heating is provided by a series of newly installed wall mounted electric panel radiators.

## RATING ASSESSMENT

RV - £4,600. The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

## PLANNING

We are verbally advised that the property is currently registered for Class 1A (retail, office & professional) use. The unit is currently fitted out as a salon; however, it is suited to a variety of alternative commercial uses, subject to Local Authority consents.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

## 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 sole agents:**

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