

OFFICE / RETAIL

- > GROUND & FIRST FLOOR UNIT
- > FULLY REFURBISHED IN 2012
- > LARGE DISPLAY WINDOWS & RETURN FRONTAGE
- > OPEN-PLAN & CELLULAR ACCOMMODATION
- > LOCATED ON BUSY PEDESTRIAN THOROUGHFARE
- > SUITED TO A VARIETY OF ALTERNATIVE COMMERCIAL USES
- > NIA: 240.46 SQ.M. (2,588 SQ.FT.)



FOR SALE

24-26 FRIARS VENNEL, DUMFRIES, DG1 2RL

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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.

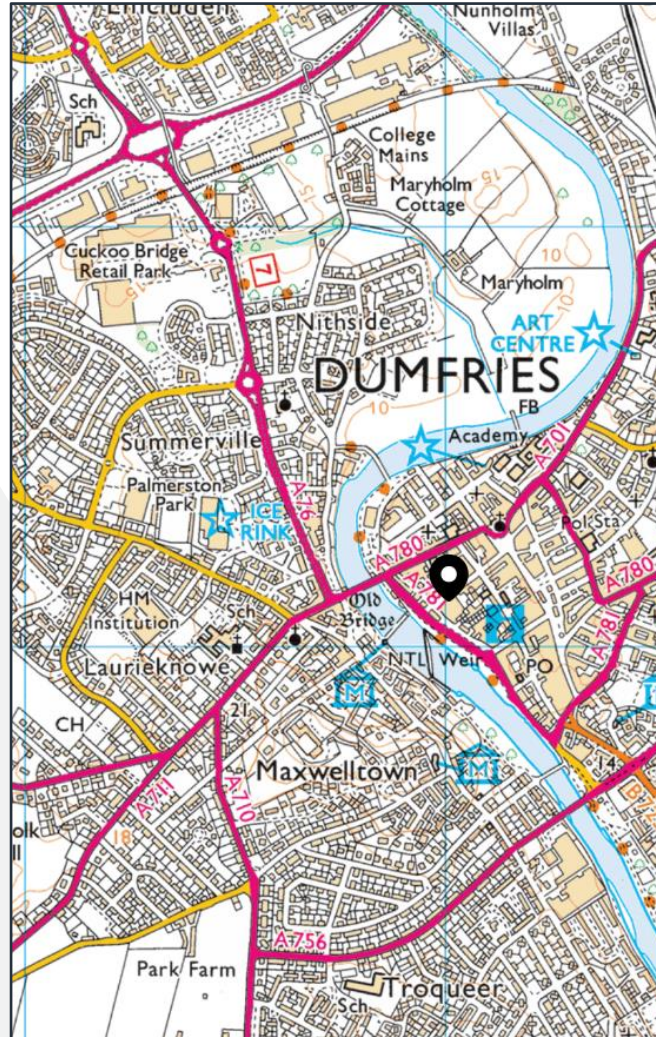
The A709 provides the shortest link to the A74(M) motorway at Lockerbie, although the A75 and A701 offer alternative routes dependant on the direction of travel, with junctions at Gretna and Beattock respectively.

The A75 also provides a link to the Northern Irish ferry ports at Cairnryan.

The property is situated in a mixed commercial and residential district and lies on the southern side of Friars Vennel, which connects the waterfront area of Whitesands to Dumfries High Street.

Friars Vennel is a pedestrianised street and is host to a charming mix of local traders.

The property is adjacent to long stay car parks as well as one of the town's main bus stances and taxi ranks.





DESCRIPTION

The subjects comprise a ground and first floor mid-terraced property, of stone construction under a pitched and slated roof. There is also a two storey lean-to projection, surmounted by a polycarbonate roof.

The building was fully refurbished in 2012,

The unit has a traditional sales frontage with two large display windows set either side of a recessed entrance door, under full width fascia signage. In addition, there is an element of return frontage and three large display windows at first floor level.

Natural daylighting is also provided by windows along the side elevation. The property benefits from partial double-glazing.

Internally, the property provides the following accommodation:

Ground Floor

Open-plan reception office, three private offices, meeting room, staff kitchen, accessible toilet, and storage.

First Floor

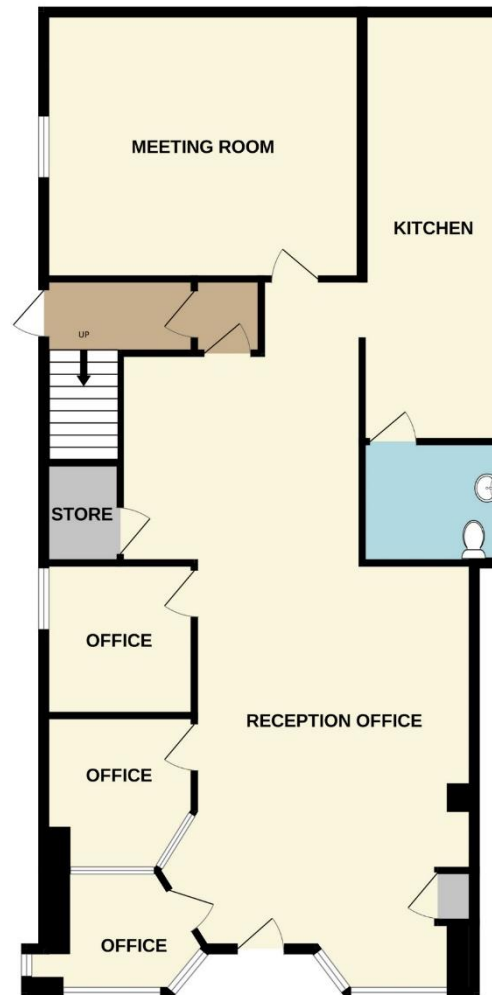
Open-plan office, two private offices, toilet, and storage.

The floors are of concrete construction at ground level and suspended timber construction at first floor level, with a mix of vinyl and carpet coverings. The walls are lined and painted, and the ceilings are mostly of suspended tile design incorporating LED light panels. Kitchen and sanitary fittings are on modern lines.

In addition, the attic has been floored out to provide archive storage space and is accessed by a pull-down ladder.

FLOOR AREAS	m ²	ft ²
Ground Floor	119.13	1,282
First Floor	121.33	1,306
TOTAL	240.46	2,588

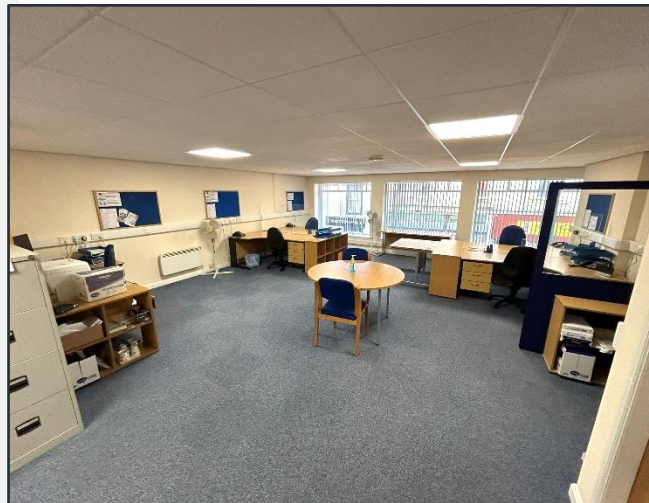
The above floor areas, which have been calculated from on-site measurements, are stated on a Net Internal Area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



Ground Floor



First Floor



RATING ASSESSMENT

Rateable Value - £15,600

PLANNING

We are verbally advised that the property is currently registered for Class 1A (Retail & Professional) use.

The unit is however well suited to a variety of alternative commercial uses, subject to Local Authority consents.

In addition, there is potential scope for conversion of the first floor accommodation into a residential flat, subject to Local Authority consents.

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

SERVICES

Mains water, electricity and drainage.

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: F

A copy of the EPC is available on request.

PRICE

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

VALUE ADDED TAX

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

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.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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

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