



SALON / RETAIL

- > GROUND FLOOR ACCOMMODATION
- > CONVENIENT TOWN CENTRE LOCATION
- > CLOSE PROXIMITY TO PUBLIC CAR PARK
- > QUALIFIES FOR 100% RATES RELIEF
- > SUITED TO A VARIETY OF COMMERCIAL USES
- > OFFERS AROUND £40,000 INVITED
- > FIXTURES AND FITTINGS AVAILABLE VIA SEPARATE NEGOTIATIONS

FOR SALE

13 ST ANDREW STREET, DUMFRIES, DG1 1BS

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DESCRIPTION

The subjects comprise a ground floor unit forming part of a larger, two-storey & attic mid-terraced property of traditional sandstone construction surmounted by a pitched and slated roof.

The unit has a painted frontage with full width fascia signage and canopy. The entrance door is of uPVC design with a double-glazed viewing panel. Natural daylighting is provided at the front via a uPVC double-glazed display window.

The floors are of suspended timber throughout, and floor coverings are vinyl. The walls are a mix of plaster-on-hard and lined and painted. The ceiling is lined with a painted finish.

The property extends to the footprint of the building only.

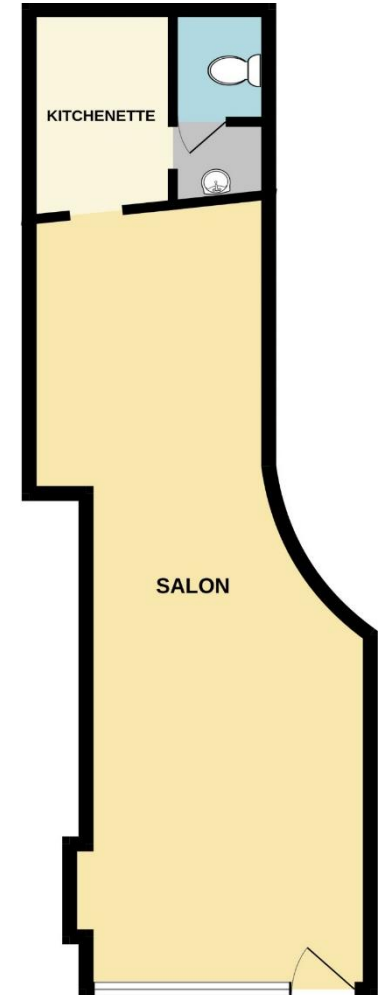
RATING ASSESSMENT

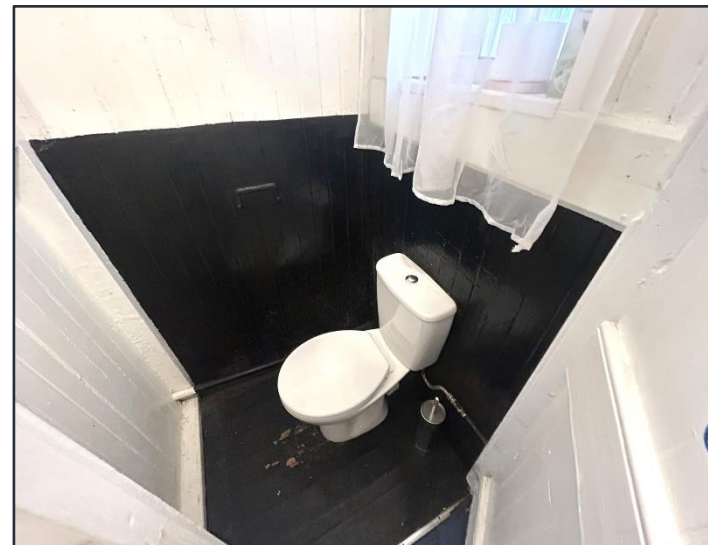
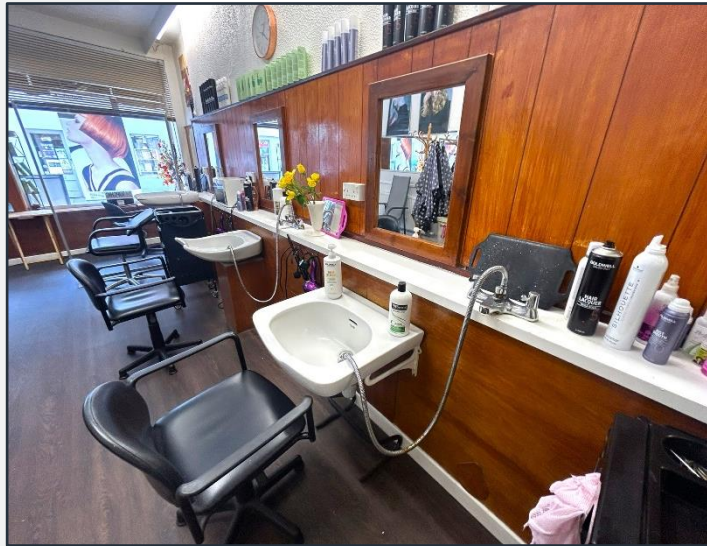
RV - £3,600

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

FLOOR AREA	m²	ft²
Ground Floor	31.46	339

The above area, which has been calculated from on-site measurements, is 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 subjects are situated in a mixed-use district within Dumfries town centre and lie on the western side of Queensberry Street, at its junction with St Andrew Street.

Nearby occupiers include Nationwide Building Society, Toy Town, Savers, Argos, Greggs, Boots, and TSB, together with a mix of local retailers, salons, cafés, restaurants, and public houses.

PRICE

Purchase offers around **£40,000** are invited for our client's heritable interest.

VALUE ADDED TAX

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

SERVICES

Mains water, gas, electricity and drainage.

Space heating is provided via a series wall mounted radiators fed by a gas fired boiler. .

PLANNING

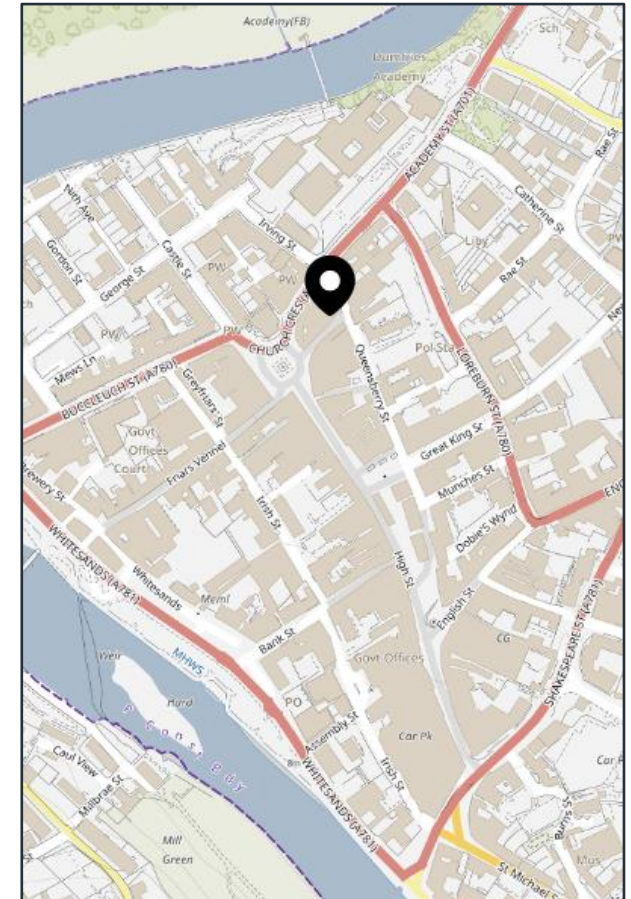
The property is currently used a hair salon and we therefore assume it benefits from Class 1A consent. The unit is however suited to a variety of commercial uses, subject to Local Authority consent. Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

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: Pending
A copy of the EPC is available on request.



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

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