



## MIXED-USE INVESTMENT

- > THREE STOREY & ATTIC BUILDING
- > G&LG FLOOR OFFICE / F&A FLOOR MAISONETTE
- > PRIVATE PARKING AT REAR
- > PROMINENT ROADSIDE POSITION
- > OFFICE LEASE EXPIRES 14<sup>TH</sup> AUGUST 2027
- > MAISONETTE LET ON SCOTTISH PRT AGREEMENT
- > SCOPE TO INCREASE CURRENT RENTAL INCOME
- > NOT VAT ELECTED

FOR SALE

**77 BUCCLEUCH STREET, DUMFRIES, DG1 2AB**

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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.

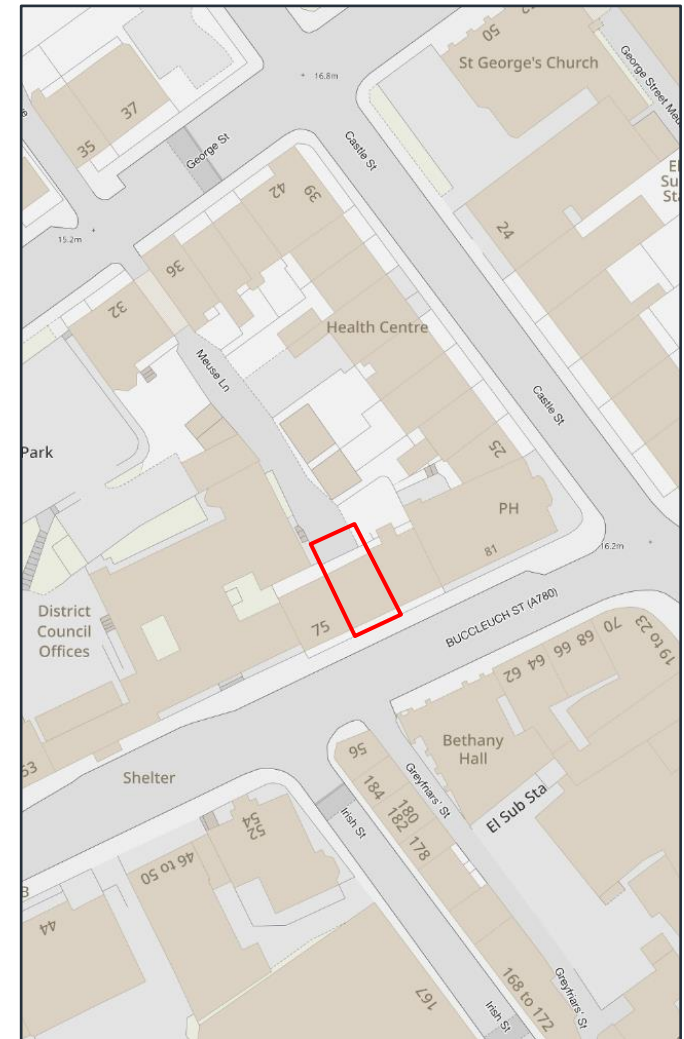
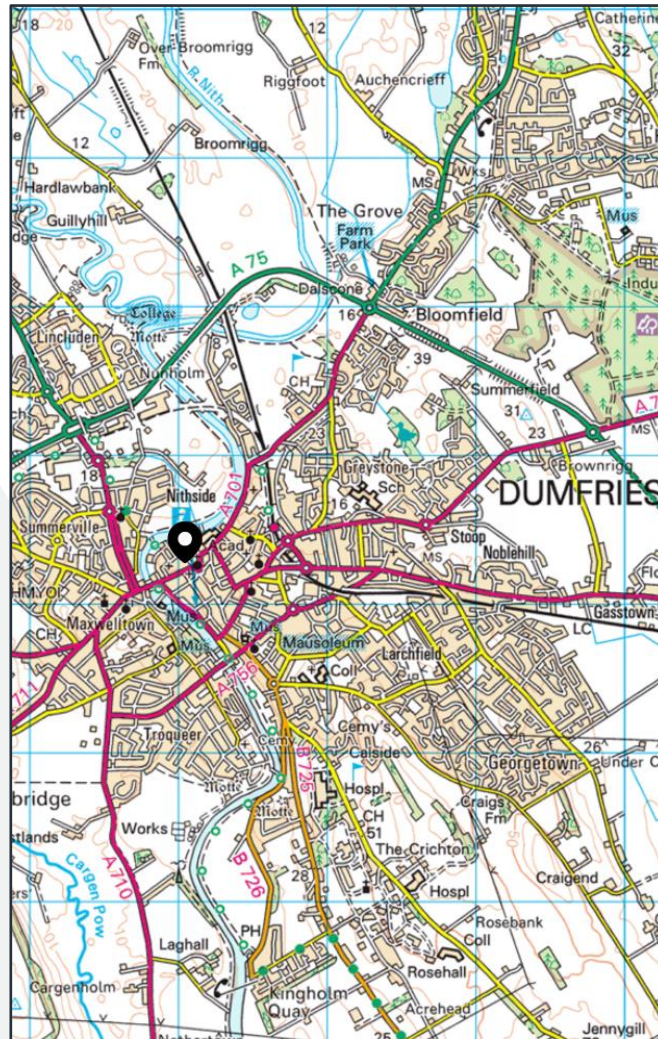
The A75 also provides a link to the Northern Irish ferry ports at Cairnryan.

The building occupies a visible roadside position on the northern side of Buccleuch Street, which is one of the main traffic thoroughfares into the town centre.

The property is set within the town’s main professional district and lies around 100 yards from both the pedestrianised High Street and the Burns Statue bus stance / taxi rank.

Surrounding commercial properties include professional offices, dentists, a doctor’s surgery, pharmacies, convenience stores, salons, restaurants, and public houses.

On-street parking is available along Buccleuch Street. There are also several long stay public car parks within easy walking distance.



## DESCRIPTION

The subjects comprise a three storey and attic mid-terraced Georgian building of traditional red sandstone construction, surmounted by a pitched and slated roof.

The category B listed property provides a self-contained office and upper floor maisonette, accessed via a shared vestibule.

Private parking is available at the rear off Meuse Lane.

## OFFICE

The internal accommodation extends to the following:

### Ground Floor

Reception Office, Two Private Offices, & Toilet

### Lower-Ground Floor

Office, Staff Room, Stores, & Toilet

The office is currently occupied by an aesthetics clinic and is well presented throughout. The lower-ground floor level has recently undergone extensive refurbishment.

External doors at lower-ground level provide direct access to the public footpath and rear car park, via external stairs.

FLOOR AREAS	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	44.93	484
Lower-Ground Floor	29.78	320
<b>TOTAL</b>	<b>74.71</b>	<b>804</b>

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.





**MAISONETTE**

The internal accommodation extends to the following:

Ground Floor

Entrance Hall

First Floor

Lounge, Dining Room, Bedroom, & Kitchen

Attic Floor

Two Bedrooms & Bathroom

The first floor possesses well proportioned rooms which benefit from high ceilings and copious natural daylighting.

The attic accommodation is combed, except for the bathroom which has been formed within a dormer extension.

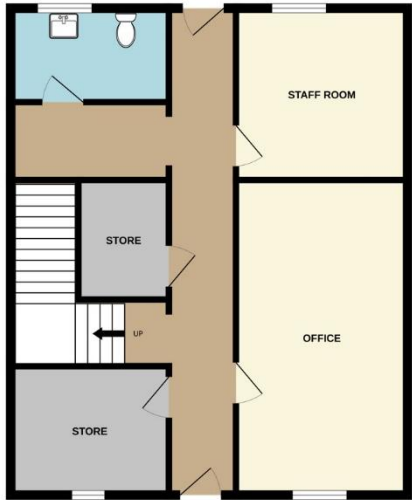
The maisonette retains many original features including stone staircase, cornicing, solid panel doors, and fireplace.

There is a fitted kitchen, and the bathroom contains a modern three-piece suite, with shower over bath.

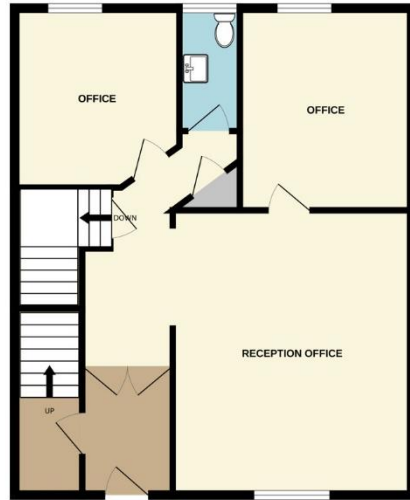
<b>FLOOR AREAS</b>	<b>m<sup>2</sup></b>	<b>ft<sup>2</sup></b>
First Floor	70.48	759
Attic Floor	33.04	356
<b>TOTAL</b>	<b>103.52</b>	<b>1,115</b>

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





Lower-Ground Floor



Ground Floor



First Floor



Attic Floor





## THE TENANTS

The office is let to Clinique De Visage Ltd and personally guaranteed by the sole director. Further information can be found at: [www.cliniquedevisage.co.uk](http://www.cliniquedevisage.co.uk)

The maisonette is let to a single private tenant.

## LEASE TERMS

The office is let on a Full Repairing & Insuring (FRI) basis, subject to a schedule of condition.

The lease commenced on 15<sup>th</sup> August 2022 and expires on 14<sup>th</sup> August 2027, with a mutual break option on 15<sup>th</sup> August 2025. There is an upwards only rent review on 15<sup>th</sup> August 2025.

The maisonette is let on a standard Scottish Private Residential Tenancy agreement.

The current passing rent is £13,180 per annum, split as follows:

Office	£7,000 per annum
Maisonette	£6,180 per annum (£515 pcm)

However, there may be scope to increase the above rental figures at future review dates.

Copies of the lease documents are available on application.

## PRICE & VALUE ADDED TAX

Purchase offers are invited.

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

## SERVICES

Mains water, gas, electricity and drainage.

The office and maisonette are served by separate gas-fired boilers connected to wall mounted radiators.

Space heating within the maisonette is augmented by a gas-fired stove located within the lounge.

## RATING ASSESSMENT & COUNCIL TAX

Rateable Value: £7,000

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

Council Tax: Band C

## PLANNING

The office is registered as having a Class 1A (Shops, Financial, Professional and Other Services) consent. Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

## COSTS

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Office: Pending | Maisonette: E

Copies of the EPC's are available on request.



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

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[www.shepherd.co.uk](http://www.shepherd.co.uk)

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