

ONLINE AUCTION

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

FOR SALE

19-20 GALLOWAY STREET, DUMFRIES, DG2 7TL

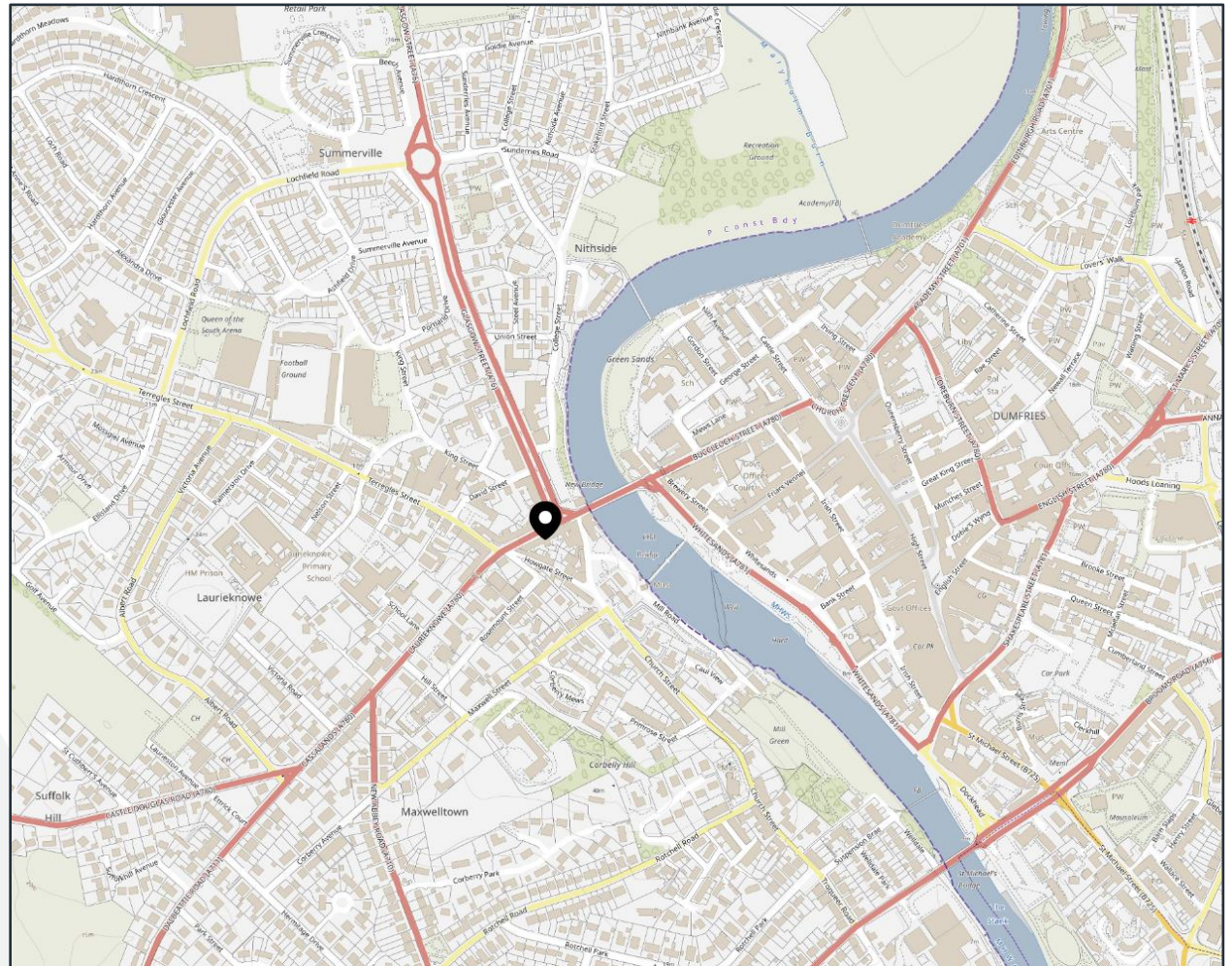
CONTACT: Fraser Carson: f.carson@shepherd.co.uk | Tel: 01387 264333 | www.shepherd.co.uk/commercial-auctions

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.



AUCTION DATE:

17TH OCTOBER 2024 @ 2:30PM

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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.

SERVICES

Mains water, electricity and drainage.

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



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PLANNING

The property was last used as a hair salon, and we therefore assume it benefits from Class 1A use consent. The unit may also be 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.

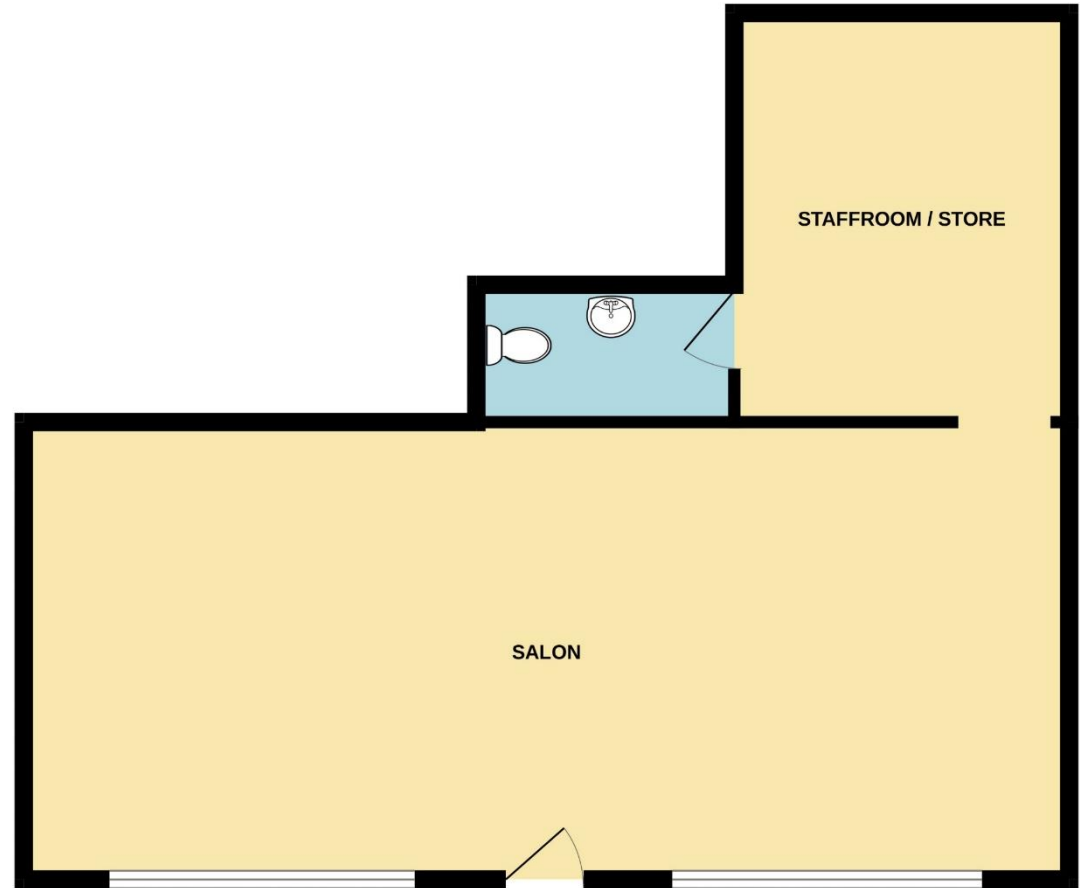
RATING ASSESSMENT

RV - £4,600.

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

FLOOR AREA	m ²	ft ²
Salon	44.04	474
Store / Staff Room	13.08	141
TOTAL	57.12	615

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.



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AUCTION DATE

The auction will be held on 17th October 2024 at 2.30pm and interested parties should register at:

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

GUIDE PRICE

The heritable interest is for sale at a guide price of **£80,000** exclusive of VAT.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide price is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

BUYER FEES

The buyer's fee is 1.5% plus VAT, subject to a minimum of £1,500 plus VAT.

LEGAL PACK

The legal packs are available to view online.

VAT

See legal pack.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: E

A copy of the EPC is available on request.

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 on 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.

CONTACT DETAILS

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

Shepherd Chartered Surveyors 18 Castle Street, Dumfries, DG1 1DR | **Tel:** 01387 264333

Fraser Carson: f.carson@shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: AUGUST 2024**