

OFFICE

- > ACCESSIBLE GROUND FLOOR SUITE
- > RAISED FLOORS AND SUSPENDED CEILINGS
- > OPEN-PLAN ACCOMMODATION
- > FIVE DEDICATED CAR PARKING SPACES
- > EDGE OF TOWN CENTRE LOCATION
- > ROADSIDE FRONTAGE ONTO BUSY THOROUGHFARE
- > NIA: 217.39 SQ.M. (2,340 SQ.FT.)
- > FLEXIBLE LEASE TERMS AVAILABLE

TO LET

GROUND FLOOR SUITE, 161 BROOMS ROAD, DUMFRIES, DG1 2SH

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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.

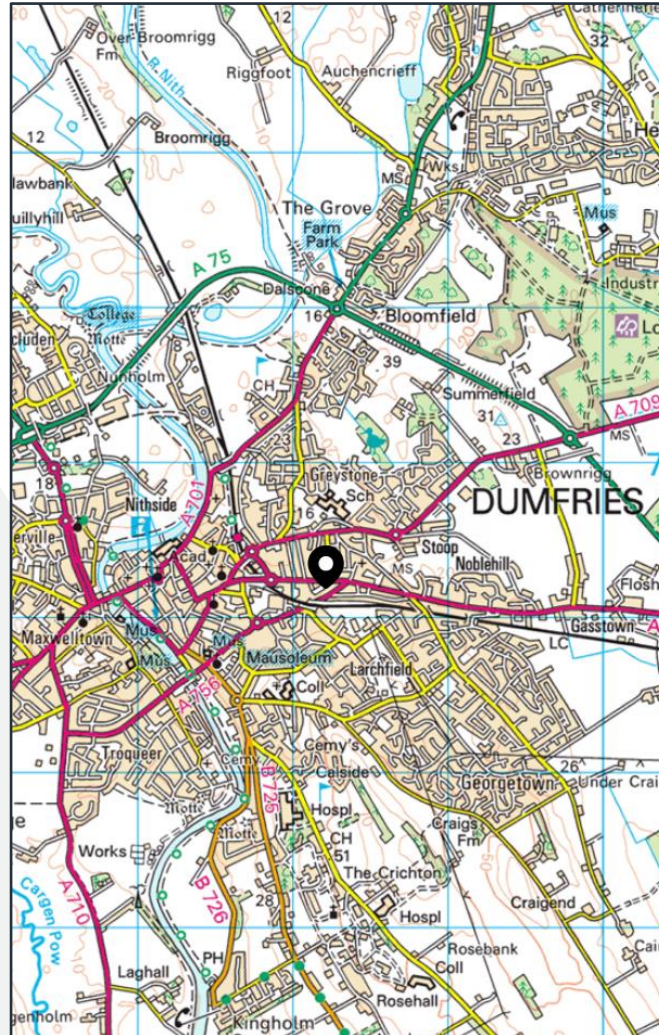
The A75 also provides a link to the Northern Irish ferry ports at Cairnryan.

The property is situated in an established mixed-use district and lies on the northern side of Brooms Road, near to its junction with Annan Road which provides a direct link to the A75 bypass.

Dumfries town centre lies around 1.0 mile to the west.

The remainder of the building is currently let by The Scottish Ministers (Rural Payments & Inspections Division), DVSA, Key Housing Association, Vigilant Security (Scotland), and Croma Proception.

Other surrounding commercial occupiers include Scottish Power, Morrisons, Lidl, The Range, Arnold Clark, Klic Cars, and John Pagan & Son funeral directors.





DESCRIPTION

The subjects comprise a ground floor office suite, forming part of a larger purpose-built two-storey office block.

The building is of concrete frame construction with a roughcast external finish. The roof over is pitched and clad with profile metal sheeting. Windows are of double-glazed aluminium casement design.

The office suite is served by an external access ramp, communal entrance hall, and shared accessible toilet facilities.

The suite is capable of offering a full open-plan layout.

However, demountable partitions have been erected to provide the following accommodation:

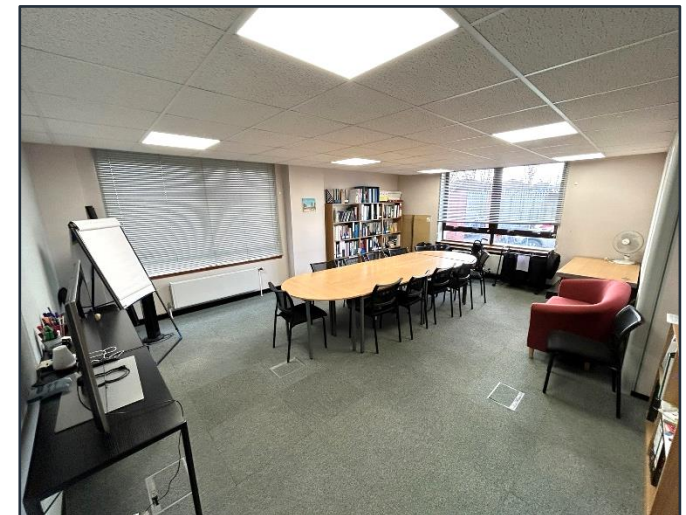
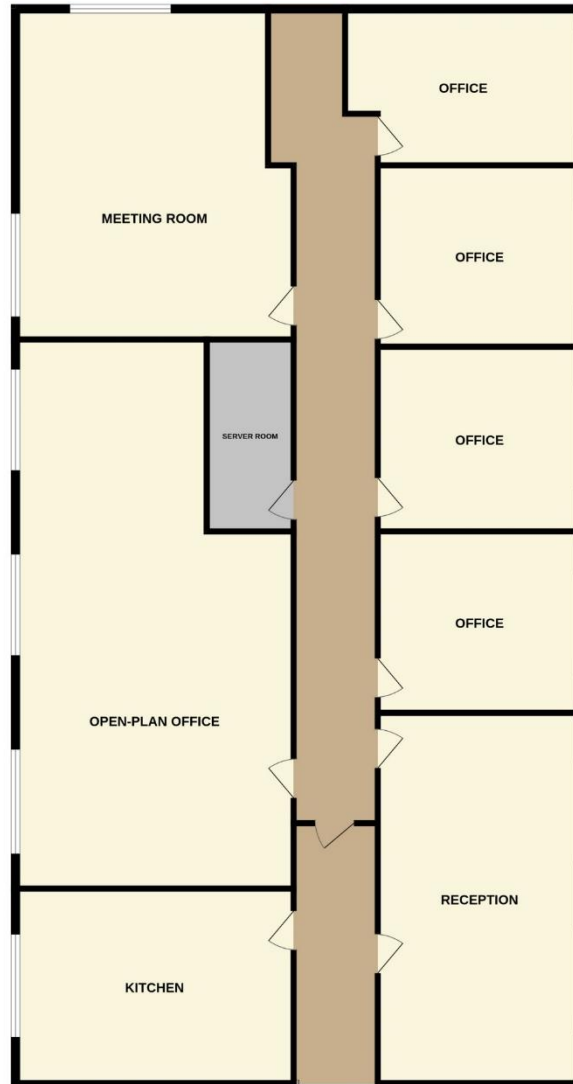
- Reception
- Open-Plan Office
- Four Private Offices
- Meeting Room
- Kitchen
- Store / Server Room

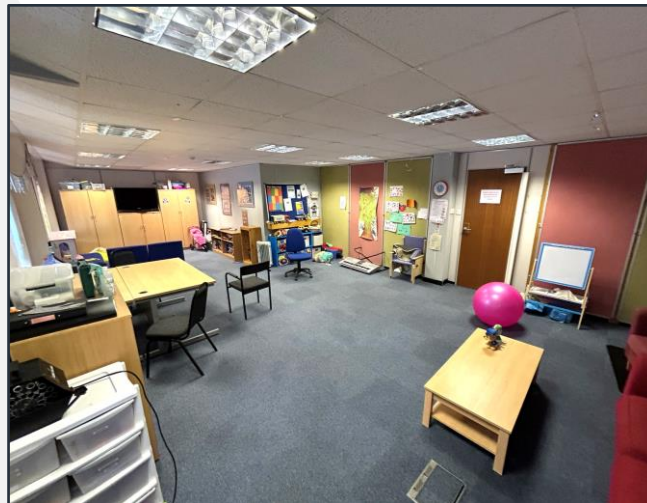
The suite benefits from raised floors, providing flexibility for future fit-out works, together with painted / papered walls and suspended acoustic tile ceilings.

There are five dedicated parking spaces within the private car park at the side of the building. Communal short stay parking is also available at the front of the building.

FLOOR AREA	m ²	ft ²
Ground Floor	217.39	2,340

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.





RATING ASSESSMENT

Rateable Value - £17,900

PLANNING

We are verbally advised that the property is currently registered for Class 1A (Retail & Professional) and Class 4 (Office) use.

The unit is however well 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.

SERVICES

Mains water, electricity, gas, and drainage.

The property is served by a communal gas-fired central heating system, with wall mounted radiators.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

RENT & LEASE TERMS

Rental offers around **£22,000 per annum** are invited.

The suite is available by way of a new lease on a Full Repairing & Insuring (FRI) basis, for a flexible term that incorporates a regular review pattern.

Tenant incentives may be available in the case of a long-term lease.

SERVICE CHARGE

The landlord operates a standard service charge to cover the cleaning, maintenance, and repair of all common parts. Tenant utility costs are excluded, except for the shared heating system.

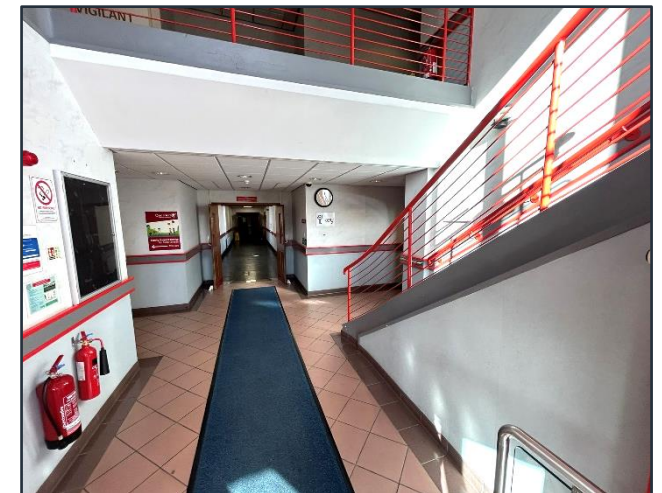
Full details are available on application.

VALUE ADDED TAX

We are verbally advised that the property is VAT elected.

LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the tenant will be responsible for LBTT, registration dues, and VAT where applicable.



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

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

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