

## MODERN OFFICES

- > PRIME TOWN CENTRE LOCATION
- > PURPOSE-BUILT OFFICE ACCOMMODATION
- > FIRST & SECOND FLOOR SUITES
- > AVAILABLE TOGETHER OR SEPARATELY
- > FLEXIBLE LAYOUTS & SCOPE FOR ALTERNATIVE USE
- > QUALIFIES FOR 100% SMALL BUSINESS RATES RELIEF
- > NEGOTIABLE LEASE TERMS & INCENTIVES

**93-95 HIGH STREET, DUMFRIES, DG1 2BN**

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**TO LET**



## DESCRIPTION

The subjects comprise two self-contained office suites arranged over first and second floors, forming part of a larger building that was purpose-built in 1994.

The offices are accessed by a dedicated entrance off the High Street with internal vestibule door that leads to a private stairwell. Each suite has its own buzzer and entry phone system.

The suites are open-plan with partition walls installed to create the existing layouts, which currently include reception & waiting areas, general offices, managers offices / meeting rooms and a staff kitchen. Each suite also benefits from both male and female toilet facilities.

The existing fit-outs are to a good specification with raised access floors and carpet / vinyl coverings. The walls have a papered finish and there are acoustic tile suspended ceilings throughout.

Windows are of double-glazed uPVC casement design.

## FLOOR AREAS

|                    | m <sup>2</sup> | ft <sup>2</sup> |
|--------------------|----------------|-----------------|
| First Floor Suite  | 77.07          | 830             |
| Second Floor Suite | 74.58          | 802             |
| <b>TOTAL</b>       | <b>151.65</b>  | <b>1,632</b>    |

The above areas, which have been calculated from on-site measurements, have been calculated 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 37,500 is the largest town in Dumfries & Galloway as is therefore South West Scotland's main shopping and administrative centre. The town lies approximately 75 miles south of Glasgow and 34 miles north west 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, which is some 12 miles distant.

The property occupies a prominent and very accessible position overlooking the pedestrianised High Street, within the heart of the town centre. Free public car parking and main public transport links are available within easy walking distance.

The subjects are located above the Bank of Scotland, with other nearby occupiers including Greggs, Subway, Costa Coffee, Marks & Spencer, Starbucks, WH Smith and Boots The Loreburne Shopping Centre is also a short distance to the south.

## RENT & LEASE TERMS

The property is available to rent as a whole for £6,500 p.a. or as two separate suites for £4,000 p.a. per suite.

A new lease will be prepared on a Full Repairing and Insuring (FRI) basis. The length of lease is negotiable with tenant incentives also available.

## SERVICES

Mains water, electricity and drainage.

Space heating is provided by a series of electric night storage heaters.

## RATING ASSESSMENT

RV - £12,000. The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

## PLANNING

We are advised that the property currently benefits from Class 4 office use. The property is however also suitable for alternative commercial uses, subject to Landlord and Local Authority consent. Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

## VALUE ADDED TAX

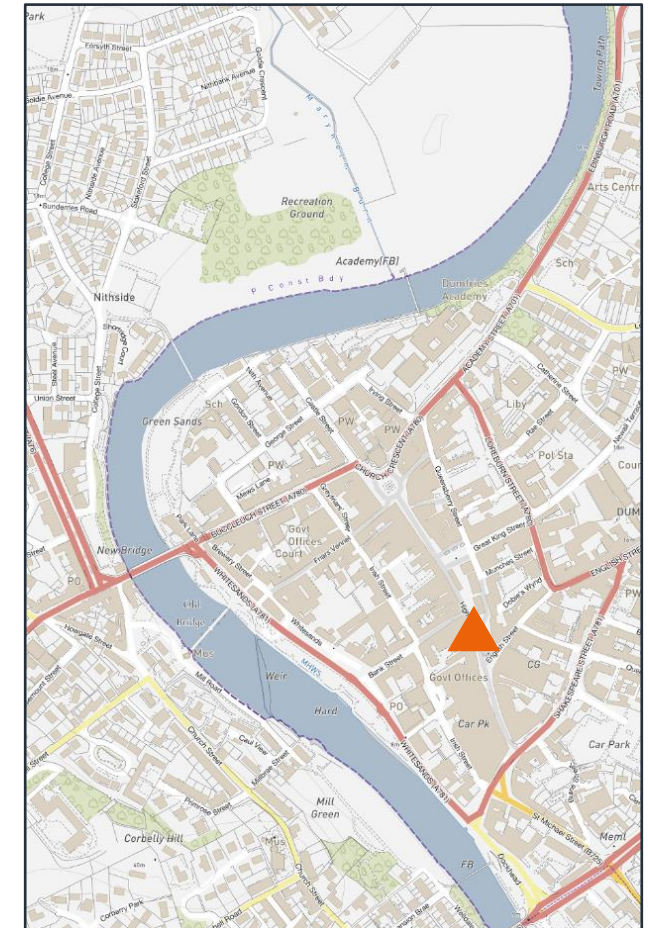
We are verbally advised that the property is VAT elected.

## 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.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: E  
A copy of the EPC is available on request.



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

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