

# TO LET

## Retail

Three storey, basement & attic accommodation

Open-plan layout

Directly opposite large public car park

Town centre location

NIA: 458.96 sq.m. (4,940 sq.ft.)

£14,000 per annum



VIDEO TOUR



WHAT 3 WORDS



**109 QUEENSBERRY STREET, DUMFRIES, DG1 1BH**

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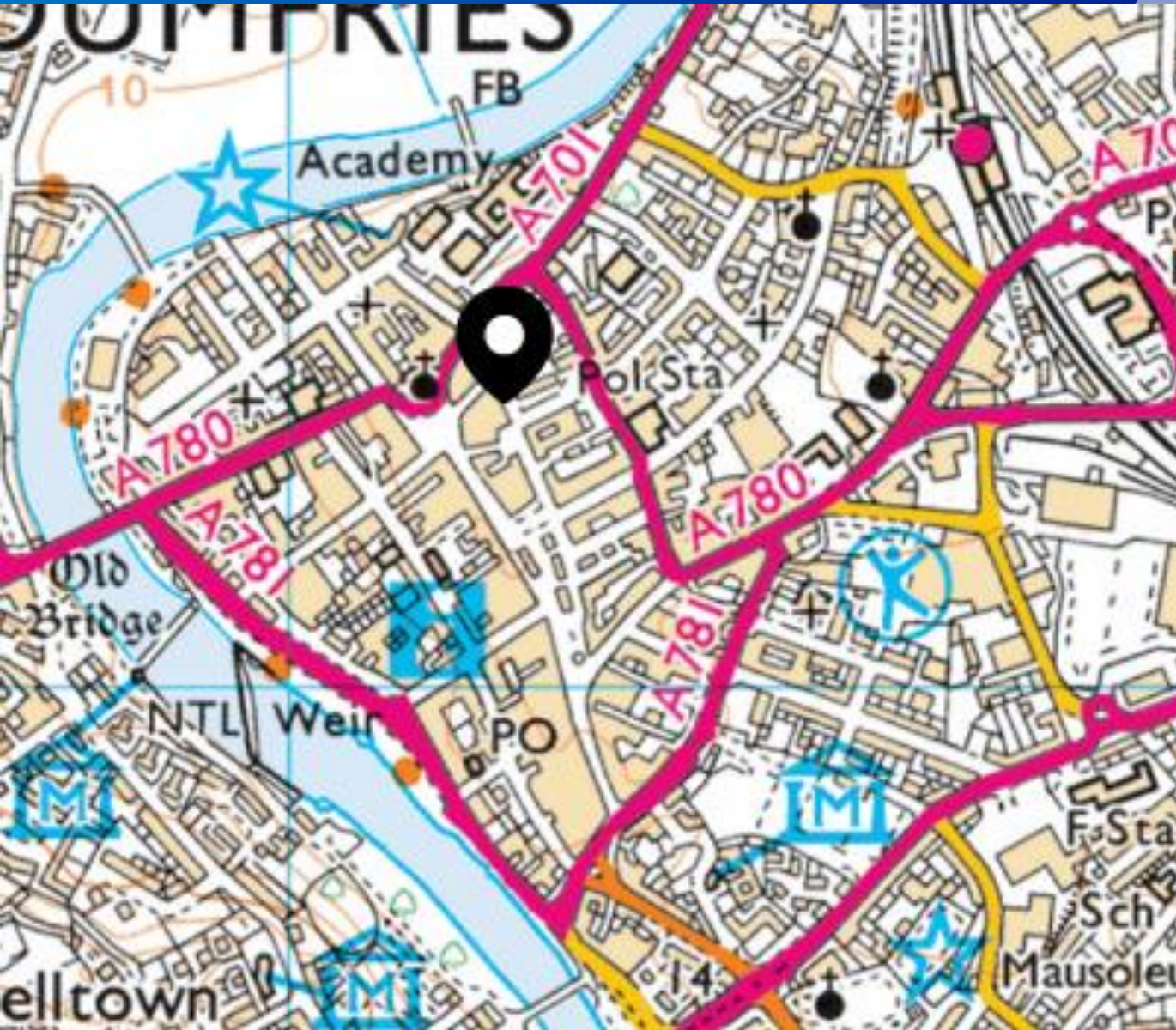
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## Location

109 QUEENSBERRY STREET, DUMFRIES, DG1 1BH



**The property is located in Dumfries town centre amongst various national and local traders.**

Dumfries, with a population of around 33,000 is the largest town in Dumfries & Galloway and 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, which is some 12 miles distant.

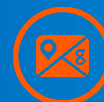
The unit occupies a central position on the western side of Queensberry Street, opposite the Loreburn Street public car park and only 50 yards from the pedestrianised High Street.

The 'Burns Statue' bus stance and Munches Street taxi rank are also within short walking distance.

The property is located on the south side of Queensberry Street, near to its junction with St Andrew Street.

Neighbouring commercial properties include an array of both national and local retailers, licensed restaurants and public houses, cafe's, studios, salons and professional offices.

Retail

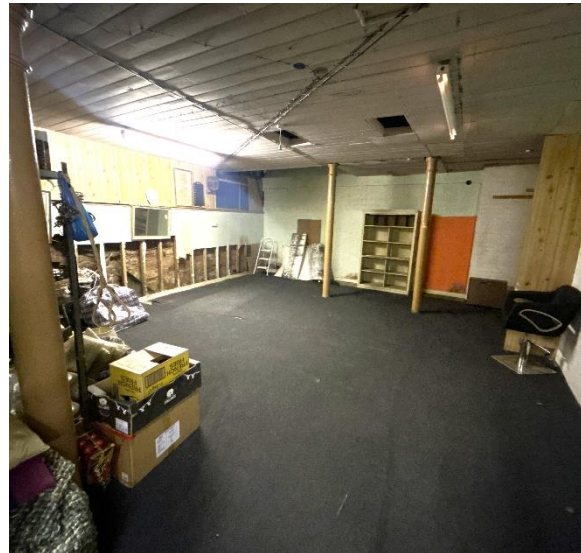


FIND ON GOOGLE MAPS



# Description

109 QUEENSBERRY STREET, DUMFRIES, DG1 1BH



The subjects comprise a three storey, basement and attic mid-terraced retail premises of traditional red sandstone construction. Surmounted by a pitched and slated roof.

The ground floor frontage has been painted black.

Internally, the floors are a mix of suspended timber construction. Floor coverings are run in carpet, with some areas having no covering. The walls and ceilings are lined and painted throughout.

The property extends solely to the footprint of the building.

## Car Parking

On-street car parking is available on Queensberry Street. There is also a large public car park directly opposite the premises.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Basement</b>	100.21	1,079
<b>Ground Floor</b>	111.83	1,204
<b>First Floor</b>	101.31	1,090
<b>Second Floor</b>	118.20	1,272
<b>Attic</b>	27.41	295
<b>Total</b>	<b>458.96</b>	<b>4940</b>

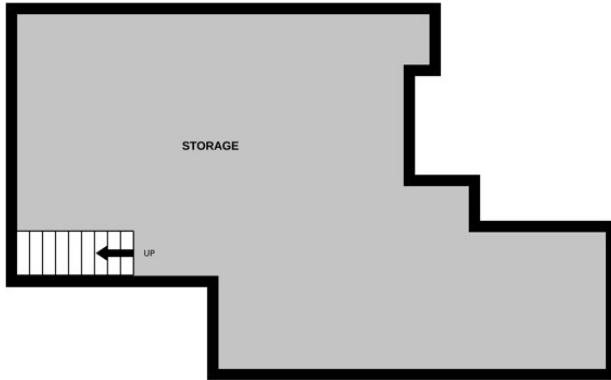
The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



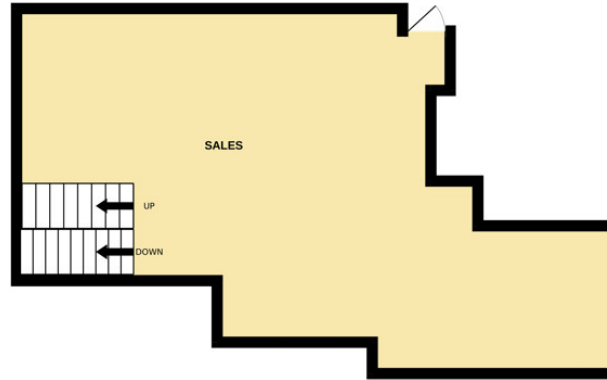
# Floorplan

109 QUEENSBERRY STREET, DUMFRIES, DG1 1BH

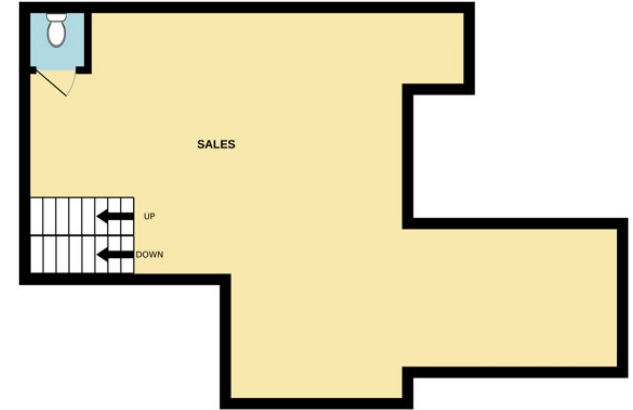
**Basement**



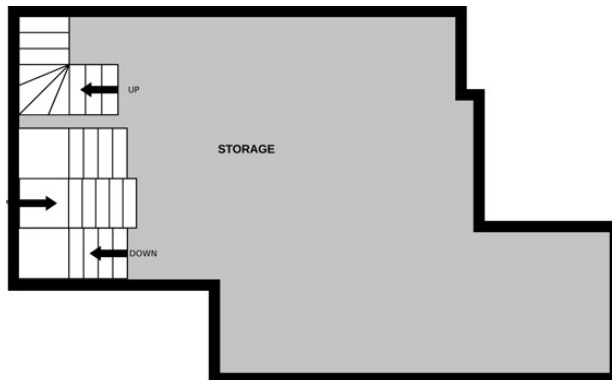
**Ground Floor**



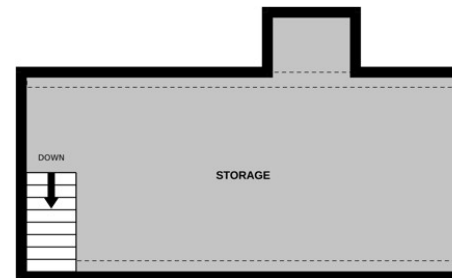
**First Floor**



**Second Floor**



**Attic**





## Rent & Lease Terms

Rental offers around **£14,000** per annum are invited.

The property is available by way of a new Full Repairing & Insuring (FRI) lease, for a flexible term, incorporating a regular review pattern.

Tenant incentives may be available, subject to the length of lease agreed.

## Value Added Tax

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

## Services

We understand the property is connected to mains supplies of water, electricity, and drainage.

## Rateable Value

RV - £12,200

The property may therefore qualify for 25% Rates Relief.

## Planning

The subjects are currently used as an antiques shop. We therefore assume the property is registered as having Class 1A (Shops, Financial, Professional and Other Services) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property may lend itself to a variety of commercial uses, subject to Local Authority Consents.

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 costs incurred in the transaction. The tenant will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

## Energy Performance Certificate (EPC)

Energy Performance Rating: B

A copy of the EPC is available on request.

## Get in Touch

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



**Fraser Carson**

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### 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.

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