



**SURGERY / OFFICE
REDEVELOPMENT OPPORTUNITY**

- > FOUR STOREY GEORGIAN TOWNHOUSE
- > SINGLE STOREY REAR EXTENSION
- > DESIRABLE MIXED-USE DISTRICT IN TOWN CENTRE
- > CAPABLE OF MULTIPLE OCCUPATION
- > SUITED TO A VARIETY OF COMMERCIAL USES (STC)
- > SCOPE FOR RESIDENTIAL CONVERSION (STC)

TO LET (MAY SELL)

27 CASTLE STREET, DUMFRIES, DG1 1DL

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LOCATION

Dumfries is a former Royal Burgh and historic town, with a population of around 33,000. The town is situated on the River Nith and is the largest settlement within the Dumfries & Galloway region of southwest Scotland, which possesses rolling countryside, a spectacular coastline, and an array of bustling towns and villages.

The region benefits from good road and rail connections, both north to the rest of Scotland and south into England. In addition, the ferry ports at Cairnryan offer a connection to Northern Ireland.

The town is home to Scotland's first multi-institutional university campus, comprising The University of the West of Scotland, The University of Glasgow, and Dumfries & Galloway College, all of which are held within the 85-acre landscaped Crichton Estate. Scotland's Rural College also has a nearby campus, within short commuting distance.

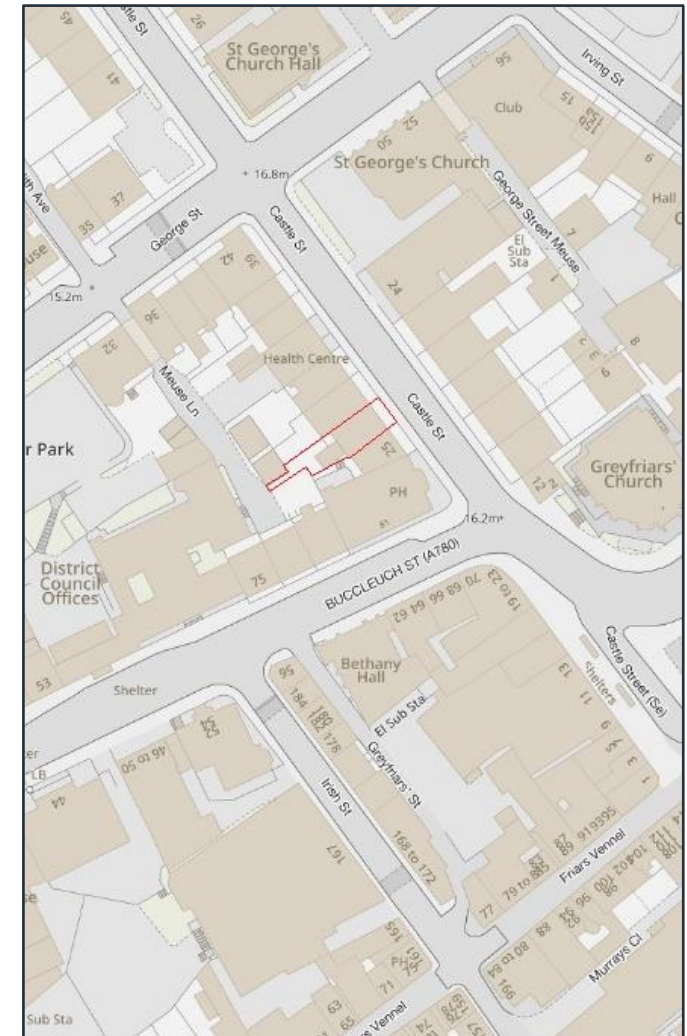
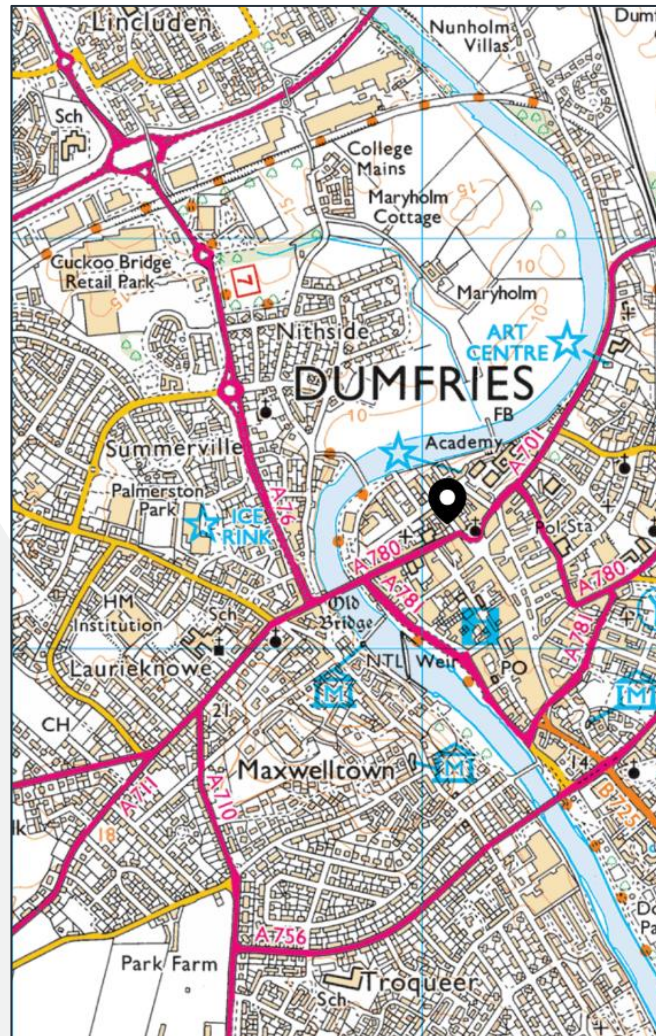
Some of the town's other main amenities are as follows:

- Multiple Primary Schools & Four Secondary Schools
- DG One Leisure Centre, Ice-Rink, Gyms & Athletics Centre
- New Dumfries & Galloway Royal Infirmary
- Retail Parks & National Supermarkets
- Palmerston Park & Dumfries Rugby Club
- Easy Access to Various Outdoor Pursuits & Solway Coast

The subjects lie on the western side of Castle Street, near to its junction with Buccleuch Street, and are situated within a mixed-use district at the northern end of the pedestrianised High Street.

In addition to on-street parking, there are several free public car parks and a bus stance / taxi rank within short walking distance.

Surrounding commercial properties include pharmacies, a doctor's surgery, dental surgeries, professional offices, public houses, restaurants, salons, and retail units.



DESCRIPTION

The subjects comprise a Category A listed mid-terraced Georgian townhouse arranged over lower-ground, ground, first, and attic floors, together with a single storey rear extension.

The building is of traditional sandstone construction with painted ashlar frontage, surmounted by a pitched and slated roof with dormer projections. The rear extension is of brick construction under a pitched and slated roof.

Access from the public footpath is provided via external sandstone steps with decorative cast-iron railings to both the ground and lower-ground floor levels.

There are enclosed courtyards to the front and rear, with pedestrian access at the rear available off Meuse Lane.

The internal accommodation is currently configured as follows:

Entrance Vestibule & Reception

Lower Ground & First Floor Waiting Areas

Four Surgeries

Hygienist Room

Decontamination & OPG Rooms

Two Offices

Laboratory

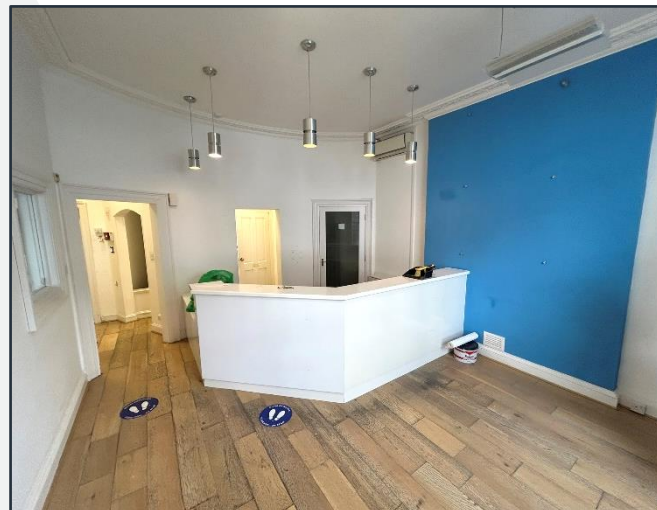
Staff Room

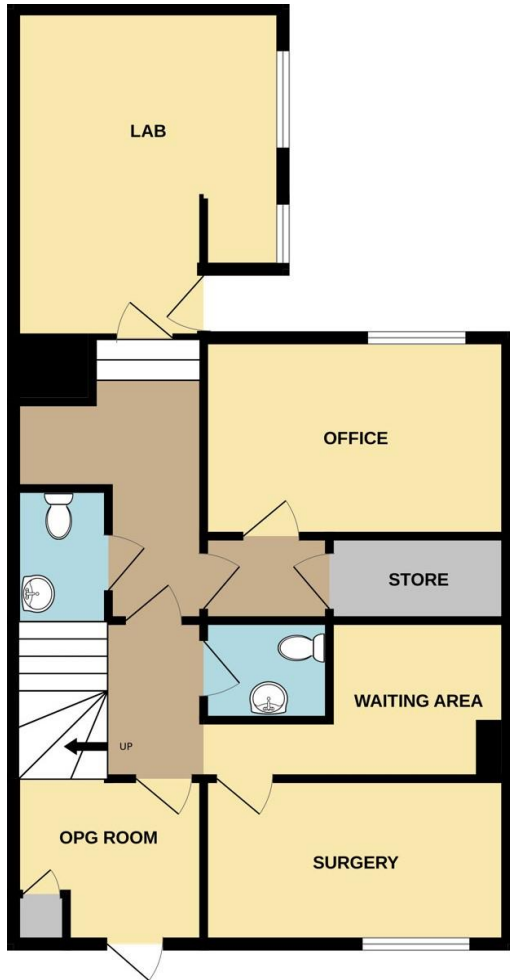
Four Toilets (Two at Lower Ground Level & Two at Attic Level)

The floors are of solid concrete and suspended timber construction, with a mix of laminate, vinyl and carpet coverings. The walls are painted / papered, with the ceilings having a painted or suspended acoustic tile finish.

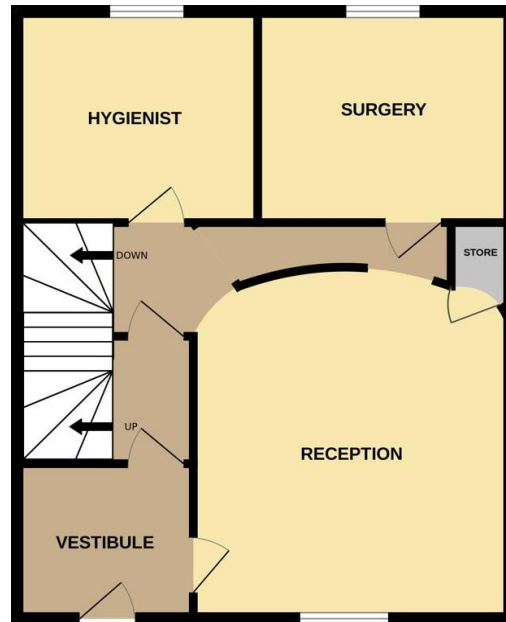
Original ornate features include coricing, architraves, and staircases.

Fitted storage units and worktops with integrated stainless-steel sinks have been installed within the surgeries, auxiliary rooms, and staff room.

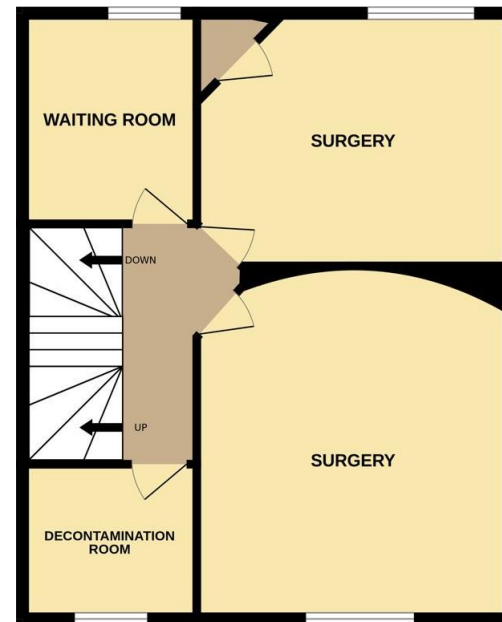




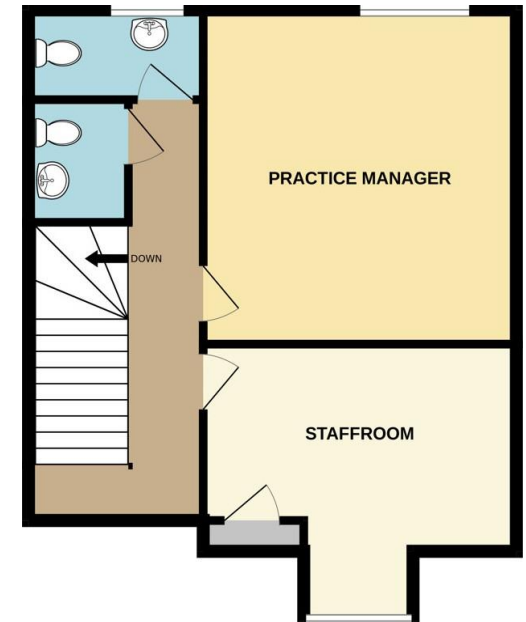
Lower Ground Floor



Ground Floor



First Floor



Attic Floor

NET INTERNAL FLOOR AREAS (NIA) m² ft²

	m ²	ft ²
Lower Ground Floor	54.93	591
Ground Floor	44.07	474
First Floor	49.77	536
Attic	30.46	327
TOTAL	179.23	1,928

GROSS INTERNAL FLOOR AREAS (GIA) m² ft²

	m ²	ft ²
Lower Ground Floor	87.30	940
Ground Floor	68.18	734
First Floor	68.18	734
Attic	47.78	514
TOTAL	271.44	2,922



SERVICES

Mains water, gas, electricity, and drainage.

Space heating is presently provided via a series of climate control cassettes, together with electric storage heaters and panel radiators.

MULTIPLE OCCUPANCY

The current configuration allows for separate occupation of the ground & lower ground floors as one suite and the first & attic floors as another suite, with access to both suites provided via a shared ground floor entrance vestibule.

PLANNING

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

The property is however well suited to a variety of alternative commercial uses, subject to Local Authority consents.

In addition, the building provides scope for conversion back to residential use, either as a single dwelling or as two maisonettes, subject to Local Authority consents.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

RATING ASSESSMENT

Ground & Lower Ground Floor Suite: £7,000

First & Attic Floor Suite: £7,200

ENERGY PERFORMANCE CERTIFICATE (EPC)

Ground & Lower Ground Floor Suite: F

First & Attic Floor Suite: G

A copy of the EPCs are available on request.

PRICE, RENT & LEASE TERMS

Purchase offers are invited.

Rental offers are invited for the whole building, as well as each of the separate suites.

Lease terms are negotiable.

VALUE ADDED TAX

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

LEGAL COSTS

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



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

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