

ONLINE AUCTION

- > SUBSTANTIAL BUILDING
- > OPEN-PLAN ACCOMMODATION
- > EXTENSIVE SALES FRONTAGE
- > ADJACENT TO LONG STAY CAR PARKS
- > QUALIFIES FOR 100% RATES RELIEF
- > SCOPE FOR ALTERNATIVE USE / REDEVELOPMENT
- > GIA: 957.32 SQ.M. (10,304 SQ.FT.)
- > AUCTION DATE: 4TH DECEMBER 2024 @ 2:30 PM
- > GUIDE PRICE: £110,000 PLUS VAT

FOR SALE

28-36 FRIARS VENNEL, DUMFRIES, DG1 2RL

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.

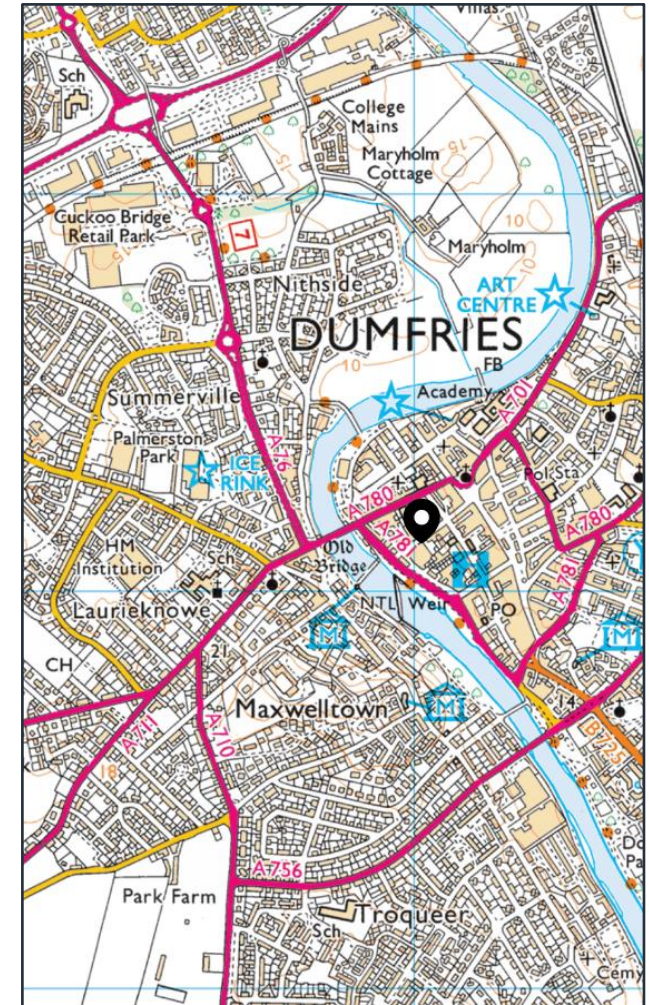
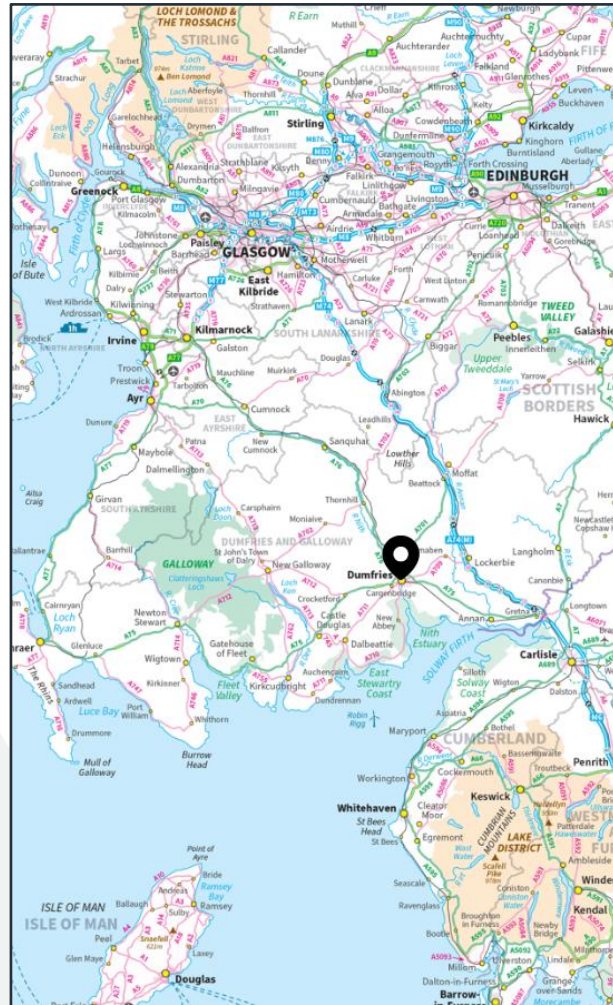
The A709 provides the shortest link to the A74(M) motorway at Lockerbie, although the A75 and A701 offer alternative routes dependant on the direction of travel, with junctions at Gretna and Beattock respectively.

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

The property is situated in a mixed commercial and residential district and lies on the southern side of Friars Vennel, which connects the waterfront area of Whitesands to Dumfries High Street.

Friars Vennel is a pedestrianised street and is host to a charming mix of local traders.

The property is adjacent to long stay car parks as well as one of the town’s main bus stances and taxi ranks.



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DESCRIPTION

The subjects comprise a large, two storey end-terraced retail unit. There is also a partial second floor which is currently accessed via a ceiling hatch.

The main buildings are of stone construction under pitched and slated roofs. The rear projections are of brick construction under a series of flat / pitched roofs,

The property is category C listed

The ground floor benefits from a full height sales frontage and recessed entrance door. The windows at upper floor levels are of timber sash and casement design.

SERVICES

Mains water, gas, electricity and drainage.

The property is served by a gas-fired warm air heating system.

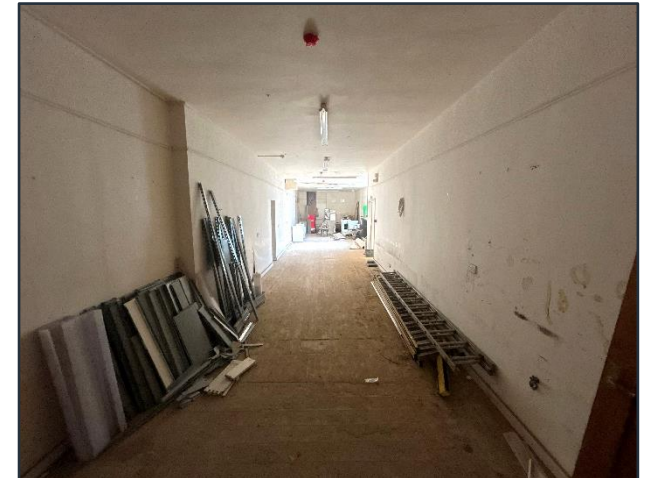
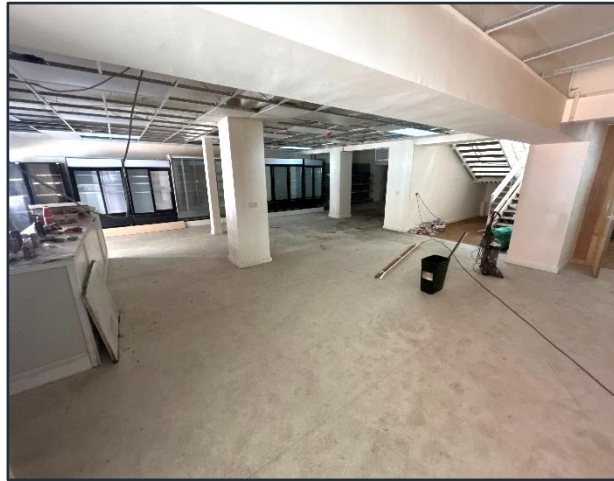
A flood defence system has also been installed.

PLANNING

The property is currently registered for Class 1A (Shops, Financial, Professional and Other Services) use.

The building is however well suited for alternative commercial uses or possibly mixed-use redevelopment, subject to Local Authority consents.

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

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ACCOMMODATION

Ground Floor

- Open-plan sales areas
- Office & Stores
- Boiler Room
- Toilet

First Floor

- Open-plan sales areas
- Offices / Stores
- Two Toilets

The property benefits from a central customer staircase, together with two additional fire exit stairs.

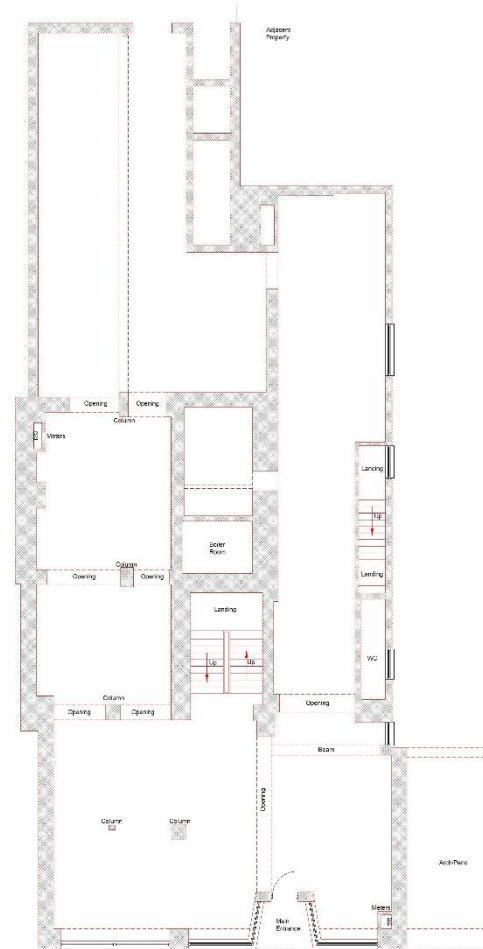
RATING ASSESSMENT

RV - £9,600.

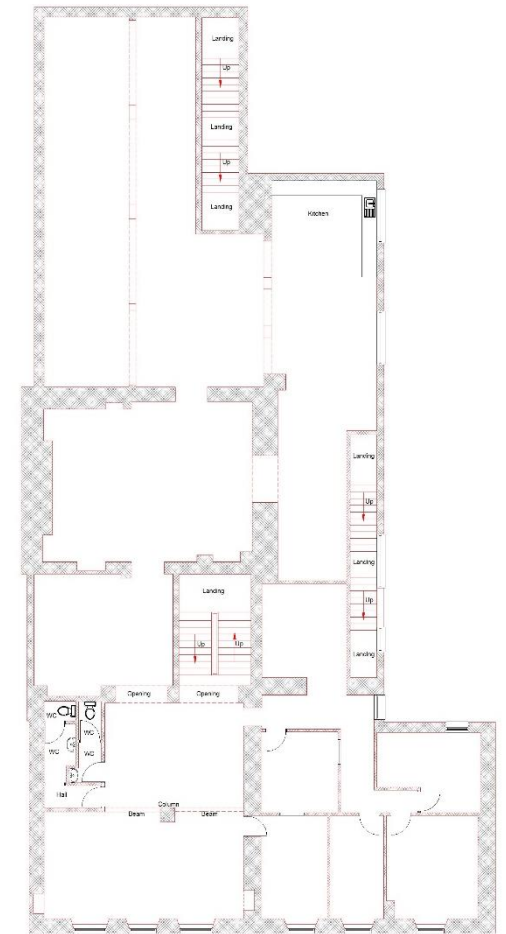
The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

FLOOR AREAS	m ²	ft ²
Ground Floor	464.26	4,997
First Floor	493.06	5,307
TOTAL	957.32	10,304

The above areas, which have been calculated from on-site measurements, are stated on a gross internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



Ground Floor



First Floor

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AUCTION DATE

The auction will be held on 4th December 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 **£110,000 plus 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

See legal pack.

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

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