

## ONLINE AUCTION

- > GROUND FLOOR SALON UNIT
- > RECENTLY REFURBISHED & FULLY FITTED
- > TWO BACKWASHES & FOUR STYLING STATIONS
- > NEW ELECTRIC HEATING SYSTEM & PRESSURISED HOT-WATER CYLINDER
- > ADJACENT TO FREE PUBLIC CAR PARK
- > FRONTING TOWN CENTRE THOROUGHFARE
- > QUALIFIES FOR 100% RATES RELIEF

FOR SALE

**19-20 GALLOWAY STREET, DUMFRIES, DG2 7TL**

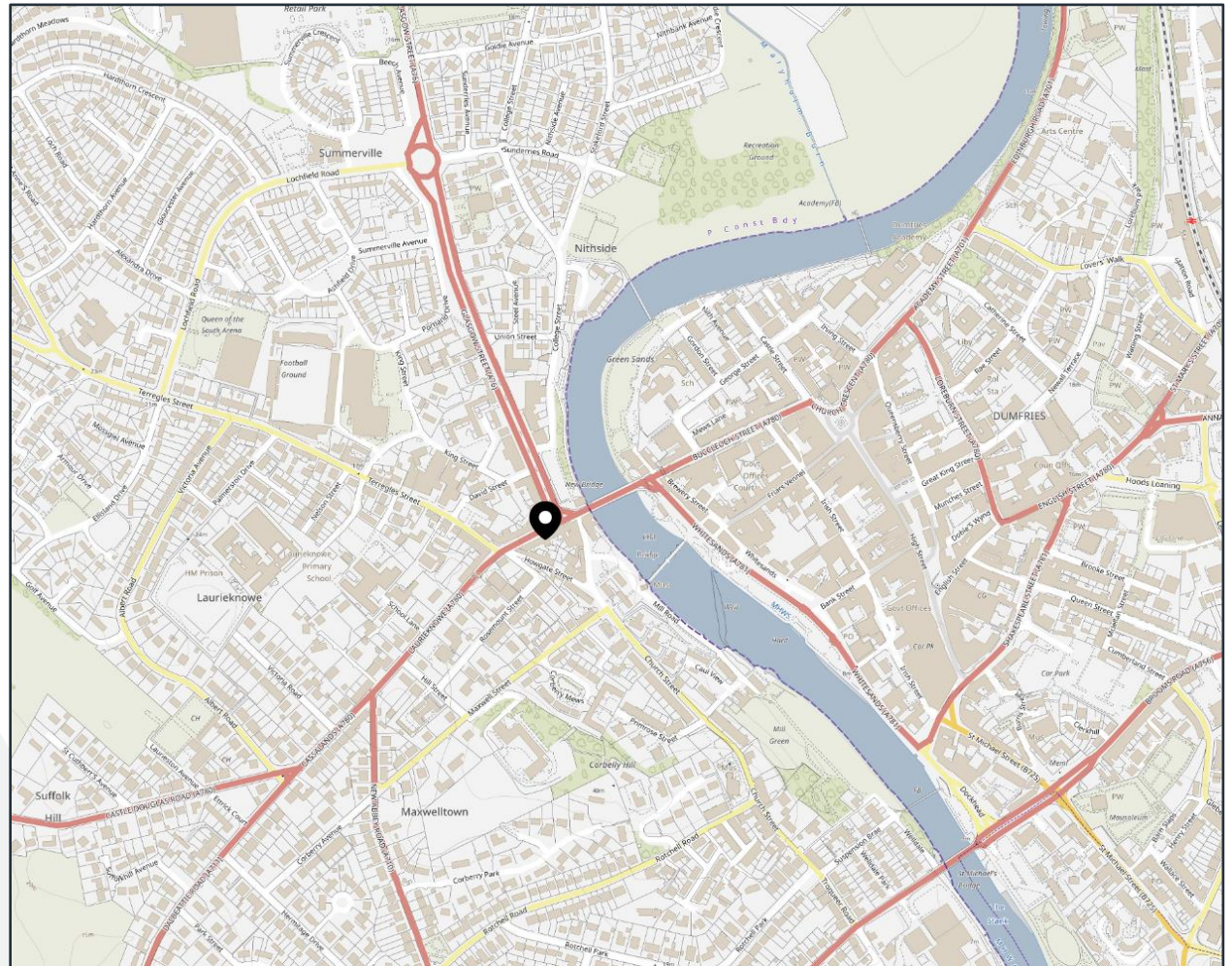
**CONTACT:** Fraser Carson: [f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk) | Tel: 01387 264333 | [www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)

**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) at Lockerbie, which is some 12 miles distant.

The subjects front the busy town centre thoroughfare of Galloway Street, set between its junctions with Glasgow Street and Terregles Street, surrounded by a diverse mix of local traders.

The property is adjacent to free public car parking. Good public transport links are also available within a short walking distance.



**AUCTION DATE:**

**4<sup>TH</sup> DECEMBER 2024 @ 2:30PM**

[www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)



**DESCRIPTION**

The property comprises a ground floor unit which forms part of a larger mid-terraced building. The main walls are of stone construction surmounted by a pitched and slated roof.

The unit has a traditional sales frontage with two large display windows, a widened aluminium casement entrance door and full width fascia signage.

The internal accommodation extends to the following:

- Open-Plan Salon
- Rear Store / Staff Room
- Toilet

Internally, the property has recently been refurbished with new flooring, electrics, lighting and decoration.

The salon fixtures are of a high-quality standard and include two back washes, four styling stations and a reception desk, together with fitted worktops and storage units.

Sanitary fittings are on modern lines.

**SERVICES**

Mains water, electricity and drainage.

Space heating is provided by a series of newly installed wall mounted electric panel radiators.



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**PLANNING**

The property was last used as a hair salon, and we therefore assume it benefits from Class 1A use consent. The unit may also be suited to a variety of commercial uses, subject to Local Authority consent.

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

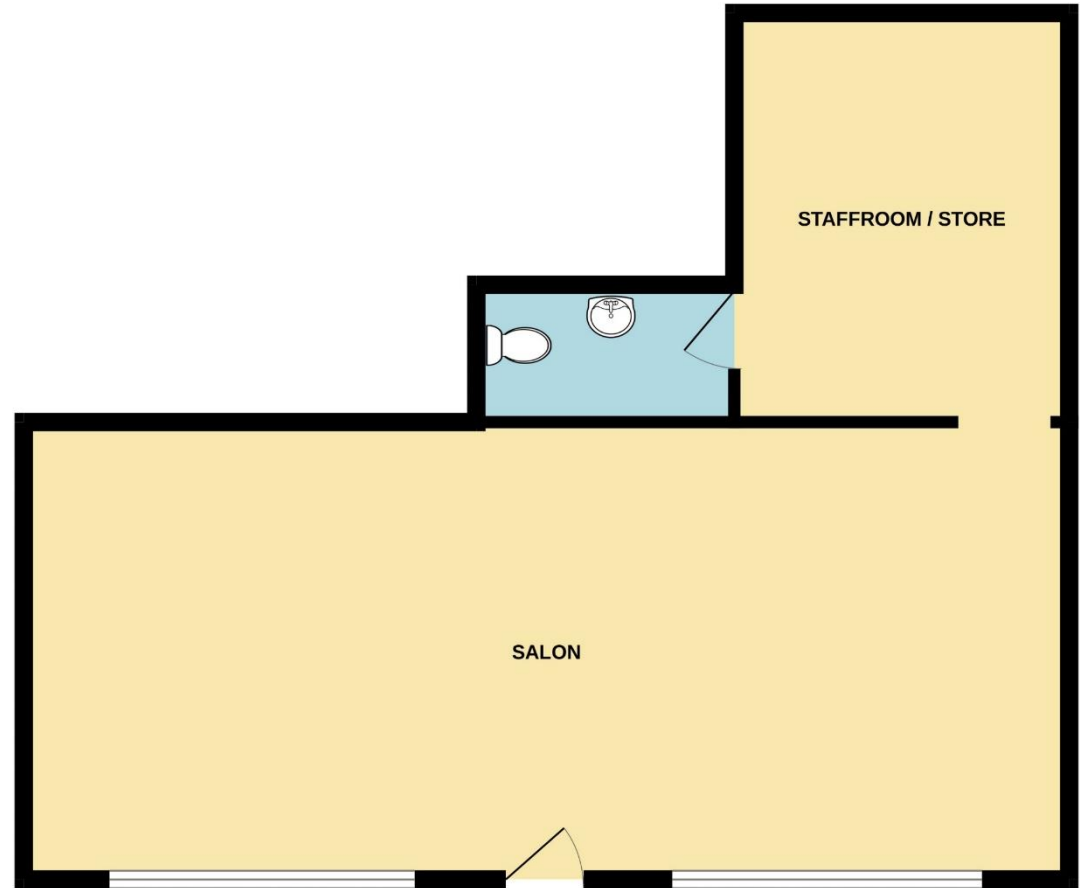
**RATING ASSESSMENT**

RV - £4,600.

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

FLOOR AREA	m <sup>2</sup>	ft <sup>2</sup>
Salon	44.04	474
Store / Staff Room	13.08	141
<b>TOTAL</b>	<b>57.12</b>	<b>615</b>

The above 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.



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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](http://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 **£70,000** exclusive of 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**

EPC Rating: E

A copy of the EPC is available on request.

**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

**Fraser Carson:** [f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk)

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