

TO LET (MAY SELL)

Retail / Professional

Attractive corner unit

Ground & basement floor
accommodation

Established use as a
sandwich bar & deli

Fronting two busy town centre
thoroughfares

Set between professional district and
main retailing area

Qualifies for 100% rates relief



VIDEO TOUR



WHAT 3 WORDS



56 BUCCLEUCH STREET, DUMFRIES, DG1 2AA

CONTACT: Fraser Carson: f.carson@shepherd.co.uk

Robert Maxwell: robert.maxwell@shepherd.co.uk | 01387 264333 | www.shepherd.co.uk





Location

56 BUCCLEUCH STREET, DUMFRIES, DG1 2AA



The property has sales frontages onto two busy town centre thoroughfares and benefits from a high level of passing traffic and pedestrian footfall.

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, 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 set on the southern side of Buccleuch Street, with a return frontage along Irish Street, and lies between the town's historic professional district and pedestrianised retailing area.

Nearby commercial properties include D&G Council municipal chambers, Dumfries Sheriff Court, professional offices, surgeries, salons, retail units, public houses, restaurants, and hot-food takeaways.

Established use as a sandwich bar & deli



FIND ON GOOGLE MAPS



Description

56 BUCCLEUCH STREET, DUMFRIES, DG1 2AA



The subjects comprise a corner unit with attractive architectural features, arranged over ground and basement floors.

The property forms part of a larger mixed-use tenement of traditional sandstone construction under a pitched and slated roof.

The sales frontage has a painted external finish and benefits from large display windows, providing a superior level of natural daylight.

The ground floor sales area has laminated and vinyl floor coverings, together with painted walls and ceilings. Fitted storage units, worktops, splash-backs, and a wash-hand basin have also been installed.

A fixed timber staircase provides access to the basement level, which extends beneath a neighbouring retail unit. The upper floors comprise separately owned and self-contained residential dwellings.

There is a stainless-steel sink & drainer and a further wash-hand basin within the basement level prep room.

Accommodation	m ²	ft ²
Ground Floor	37.26	401
Basement Floor	60.05	646
Total	97.31	1,047

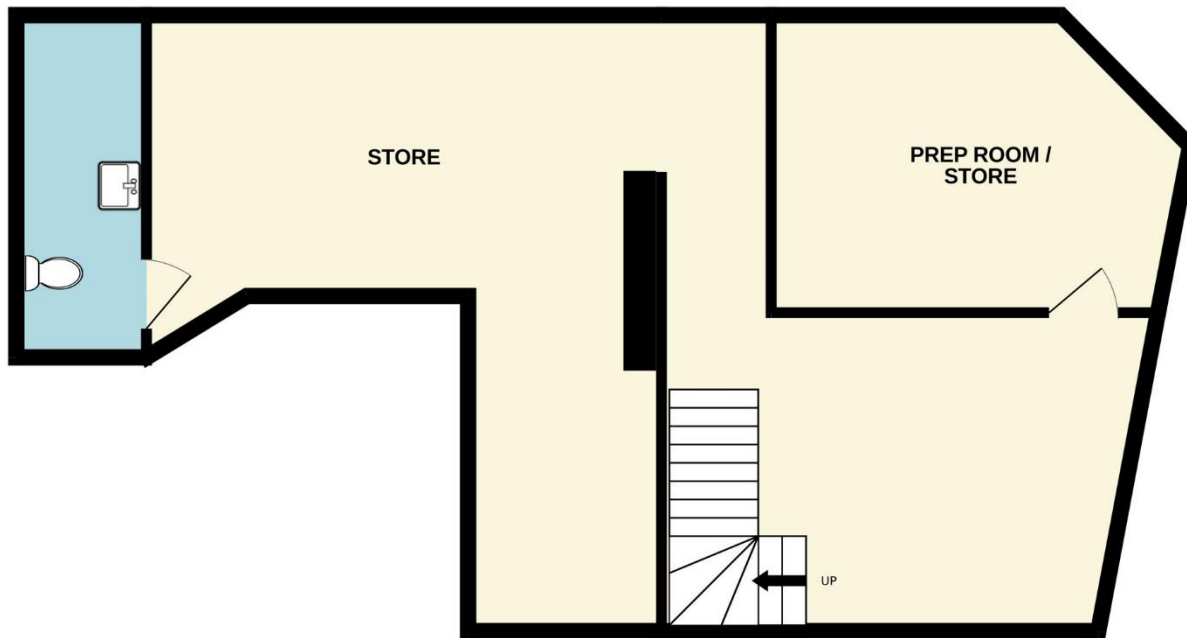
The above floor areas have been calculated from on-site measurements and are stated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



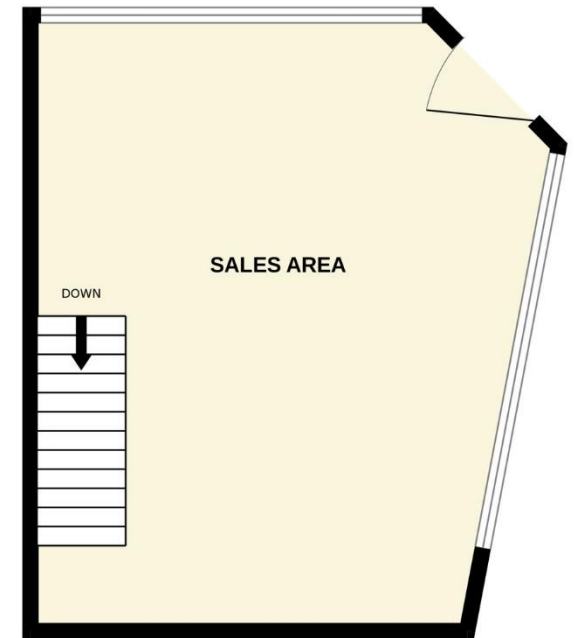
Description

56 BUCCLEUCH STREET, DUMFRIES, DG1 2AA





Basement Floor

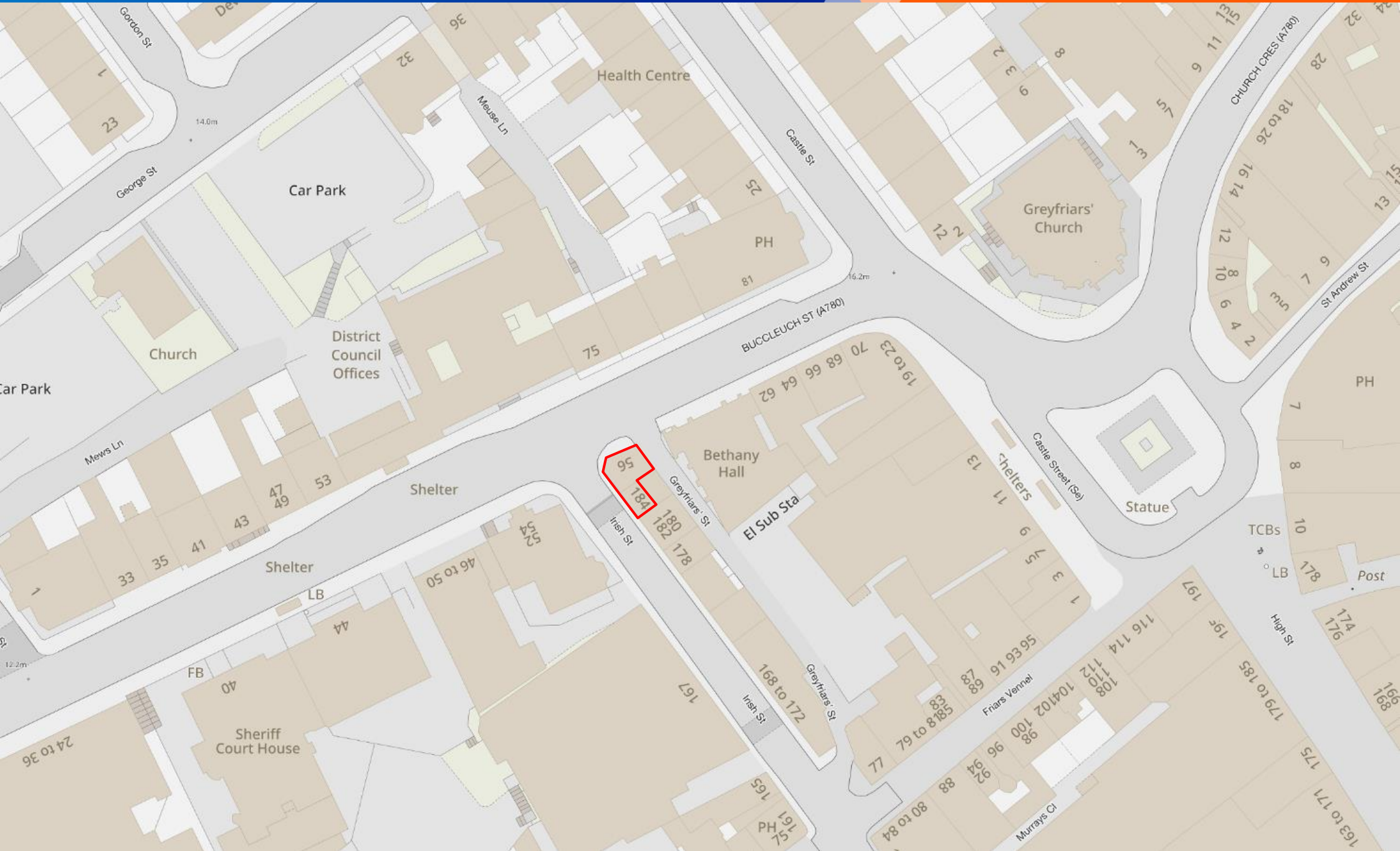


Ground Floor



Site Plan

56 BUCCLEUCH STREET, DUMFRIES, DG1 2AA





Services

The property is connected to mains supplies of water and electricity, with drainage into the public sewer.

Planning

The subjects were last used as a sandwich bar & deli.

We understand the property is registered as having a Class 1A (Shops, financial, professional and other services) use class, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

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

Rateable Value

RV - £4,500

The unit therefore qualifies for 100% rates relief under the Small Business Bonus Scheme, subject to occupier eligibility.

Energy Performance Certificate (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE **NOV 2024**

Price

Purchase offers are invited.

Rent & Lease Terms

Rental offers around **£8,000 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.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser / tenant will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Get in Touch

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



Fraser Carson

f.carson@shepherd.co.uk



Robert Maxwell

robert.maxwell@shepherd.co.uk

Shepherd Chartered Surveyors

18 Castle Street, Dumfries, DG1 1DR

t: 01387 264333



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.

shepherd.co.uk

