

9-13 CASTLE STREET, DUMFRIES, DG1 1DJ



**TOWN CENTRE EXTENSIVE RETAIL OPPORTUNITY**





- Prime Town Centre Location
- Unrivalled Public Transport Links
- Access From Castle St Adjacent to Bus Terminus
- Extensive Ground Floor Retail Unit
- 1st Floor Storage
- Class 1 Retail
- Common Rear Yard & Loading
- £35,000per annum
- Price On Application

#### LOCATION

The subjects are situated on the West side of Castle Street within the town centre of Dumfries. The situation has recently seen extensive regeneration with a revitalised pedestrian precinct & bus terminus to the front, now known as "Burns Square".

Dumfries is the largest town in Dumfries and Galloway with a resident population of c. 37,500 and is Southern Scotland's main shopping and commerce centre approximately 75 miles south of Glasgow via the M74 motorway network and the A75 trunk road. Shared private parking and on-street parking is available in close proximity.

Neighbouring occupiers include Greggs Bakery, Border Travel, Barclays Bank & Starbucks.

#### SUBJECTS

The subjects comprise a substantial ground floor retail unit with 1st floor storage accommodation within a traditional red sandstone 3 storey development surmounted by a pitched roof.

The subjects are accessed at ground floor level with a prominent aluminium framed glazed frontage with access via a double door leading to an open plan sales area with floors overlaid by Commercial linoleum. Lighting is provided by fluorescent strips recessed within the suspended acoustic tile ceiling. Internally the subjects are of an irregular shape, with the rear of the demise being offset from the front retail area. The rear of the subjects benefits from storage area, fire escape and elevator leading to the upper floor.

The first floor can be accessed via an internal concrete stairwell along with elevator. The upper floor offers large storage area, staff tea prep and w.c facilities.

The demise also benefits from common rear yard area currently utilised by neighbouring occupiers for private parking however would be primarily utilised for loading.

The subjects would lend themselves to a variety of alternate uses such as retail, office, dental practice, spa, & restaurant.





## AREA

The subjects offer the following approximate Net Internal Area:

Ground: 348.6sqm (3,752sq ft)  
 1st Floor (storage): 106.74sqm (1,149sq ft)  
 1st Floor (staff): 36.2sqm (390sq ft)

**Total: 491.54sqm (5,291sq ft)**

## NAV/RV

The subjects have been assessed and entered onto the valuation roll with the following NAV/RV;

**£36,150**

## PROPOSAL

Our client is offering the subjects on a new full repairing and insuring head lease for £35,000per annum.

Any party interested in acquiring the freehold interest is encouraged to contact the marketing agent for further information.

## V.A.T

Prices quoted are exclusive of V.A.T

## E.P.C

Available on request

## VIEWING

By appointment with the marketing agent

## LEGAL

Each party shall bear their own legal costs incurred in the transaction

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