

9-13 CASTLE STREET, DUMFRIES, DG1 1DJ

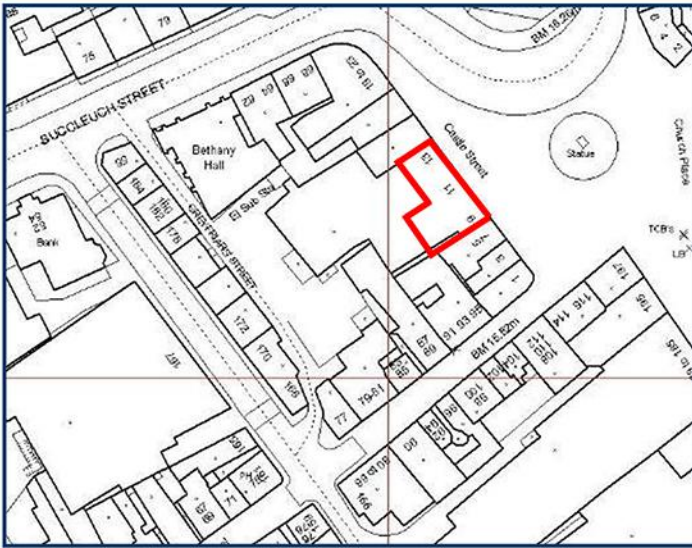


TOWN CENTRE OFFICE / RESIDENTIAL DEVELOPMENT OPPORTUNITY

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.

- Prime Town Centre Location
- Unrivalled Public Transport Links
- Access From Castle St Adjacent to Bus Terminus
- Extensive 1st Floor Accommodation
- Class 2 Office
- £15,000per annum
- Price On Application



Subjects

The subjects comprise a substantial 1st & 2nd floor office accommodation within a traditional red sandstone 3 storey development surmounted by a pitched roof.

The subjects are accessed at ground floor level with main entrance situated next to Greggs leading to a stairwell accessing the upper floors. Currently, the upper floors are in a primarily open plan configuration with cellular managers office & boardroom, with kitchenette, comms room & w.c facilities.

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

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

AREA

The subjects offer the following approximate Net Internal Area:

Total: 298.83sqm (3,217sq 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 £15,000per 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

Jas Aujla
Will Rennie

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