

TO LET / FOR SALE

Hot Food Retail

4 Queensberry Street, Dumfries, DG1 1EX



- **Class 3 Retail Unit**
- **Former Greggs**
- **Attractive Frontage**
- **Suited to a Variety of Uses**
- **Main Retailing Area**
- **100% Rates Relief**
- **Flexible Lease Terms**
- **NIA: 39.72m² (428ft²)**

VIEWING & FURTHER INFORMATION:

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LOCATION

DUMFRIES, with a population of around 37,500, is the largest town in Dumfries and Galloway and is south west 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, which is some 12 miles distant. Dumfries attracts trade from nearby towns and villages, together with the surrounding rural hinterland.

The property occupies a convenient town centre pitch, fronting the pedestrianized section of Queensberry Street which connects the heart of Dumfries' main retail area and the eastern end of Queensberry Square, as well as Munchies Street.

The unit benefits from good public transport links with a bus stance located on Great King Street and a taxi rank situated along Munchies Street. There is a public car park at the rear of the property.

Nearby occupiers include Your-Move, Burtons / Dorothy Perkins, Boots Opticians, Santander, Mrs Greens Tea Room, Dumfries & Galloway Solicitors Property Centre, Kings Coffee & Books, Vision Express, Vodaphone, Bank of Scotland and Clydesdale Bank.

DESCRIPTION

The subjects comprise a mid-terraced ground floor unit, with class 3 hot food consent, which forms part of a larger three storey and attic building.

The unit has an attractive traditional stone frontage, with painted external finish, incorporating two three-quarter height display windows and a central customer entrance door.

The building is of sandstone construction with pointed finish to the front and roughcast finish at the rear. The roof over is pitched and slated, incorporating dormer projections to the front and rear.

The remainder of the ground floor is occupied by Your-Move whilst the upper floors are in residential use, accessed via a shared stairwell at the rear of the property.

ACCOMMODATION

- Sales Area
- Preparation Area
- Staff Room / Office
- Staff Toilet

FLOOR AREAS

NIA	39.72 m2	428 ft2
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PLANNING

We understand that the property benefits from a Class 3 (Hot Food) use consent. The unit is, however, suited to a variety of alternative commercial uses, subject to the necessary Local Authority consents.

SERVICES

We are advised that mains supplies of water and electricity are available, with drainage being connected to the main public sewer.

RENT & LEASE TERMS

Rent offers around £9,500 per annum are invited. The property is available by way of a new lease on a Full Repairing and Insuring (FRI) basis, for a flexible term incorporating a regular review pattern.

PRICE

Purchase offers over £100,000 are invited.

RATING ASSESSMENT

RV - £8,750.

The subjects therefore qualify for 100% rates relief under the small business bonus scheme.

LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the tenant/purchaser will be responsible for LBTT, registration dues and VAT where applicable.

VALUE ADDED TAX

We understand that the property is VAT elected.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

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