

# TO LET

## Retail

**33 Drumlanrig Street, Thornhill, DG3 5LJ**



- Ground Floor Unit
- Class 1 Retail
- Fronts busy A76
- Boutique Town Location
- Qualifies for Rates Relief
- Net Internal Area:  
34.73m<sup>2</sup> (374ft<sup>2</sup>)
- £4,500 per annum

### VIEWING & FURTHER INFORMATION:

Fraser Carson  
f.carson@shepherd.co.uk

T: 01387 264333  
F: 01387 250450

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

### LOCATION

THORNHILL, is a small town in the Dumfries & Galloway region of southwest Scotland, with a residential population of approximately 1,600 persons.

The town straddles the A76, Dumfries to Kilmarnock road, at the A702 intersections and lies approximately 61 miles south of Glasgow, 63 miles south west of Edinburgh and 15 miles north of Dumfries. Dumfries is the region's main administrative centre with a population in the order of 35,000.

The quickest link to the A74(M) motorway is via the A702 at Elvanfoot, some 16 miles distant. In addition, rail services are available at Sanquhar to the north and Dumfries to the south.

The town benefits from a good level of local amenities, including a large recently constructed primary / secondary school.

Trade is generated from residents within the town as well as those located within the surrounding rural hinterland. There are a number of nearby hotels and visitor attractions which also bring in good levels of tourist trade and this has led to Thornhill establishing itself as a local boutique shopping destination.

### DESCRIPTION

The subjects comprise a mid-terraced single storey retail unit, forming part of a larger two storey and attic property built circa 1912.

The main walls are of sandstone construction surmounted by a pitched and slated roof.

Windows comprise timber sash and casements with single glazing.

Access to the property is via a shared entrance vestibule, which is also used by the upper floor self-contained maisonette.

To the rear of the subjects is a Royal Mail sorting office.

There is a post box installed to the front elevation however we understand that this is now accessed externally.

Internally, the property provides bright and airy open plan space with tile / wood floor coverings. The shop area has attractive glazed timber wall panels. The remaining walls and ceilings throughout have a papered / painted finish.

## ACCOMMODATION

- Retail Area
- Under Stair Store
- Rear Passage
- Cloakroom / Store with wc

## FLOOR AREA (APPROX. NET INTERNAL AREA)

Retail	34.73 m2	374 ft2
Net Frontage	4.50 m	14 ft 9 ins
Shop Depth	7.92 m	25 ft 12 ins

## LEASE TERMS

Offers around £4,500 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. Incentives may be available depending on the length of lease.

## SERVICES

The property is understood to connect to mains supplies of water, electricity and drainage.

There is a service charge payable. Full details will be provided to interested parties upon application.

## RATING ASSESSMENT

RV - £2,375.

The property therefore qualifies for 100% rates relief under the small business bonus scheme. The Uniform Business Rate for the 2017/2018 financial year is 46.6 pence in the pound for properties with a Rateable Value below £51,000.

## LEGAL COSTS

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

## VALUE ADDED TAX

Prospective tenants are advised to satisfy themselves independently as to the incidence of VAT in respect of this transaction.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: F

A copy of the EPC is available on request.

## VIEWING & FURTHER DETAILS

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

A 18 Castle Street, Dumfries, DG1 1DR  
T 01387 264333  
F 01387 250450  
E Fraser Carson – [f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk)

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