

Shop Unit To Let

With Class 2 office consent

RENT
REDUCTION



Dumfries • 152-154 High Street • DG1 2BA

Location

Dumfries is the regional shopping and administrative centre for South West Scotland with a resident population of 32,000 and an estimated catchment of 110,000 persons.

The shop is located on the pedestrianised High Street in an improving pitch, close to **Debenhams, Starbucks, Ryman, Iceland, Game** and **WH Smith**.

Description

The subjects comprise a ground floor shop unit, with ancillary basement storage, contained in a traditional tenement building.

Accommodation

Gross Frontage	9.1m	29ft 10in
Return Frontage	1.985m	6ft 6in
Internal Width	9.1m	29ft 10in
Built Depth	10.2m	33ft 6in
Ground Floor	52.89 sq m	570 sq ft
Basement (hatch access only)	29.6 sq m	319 sq ft

In addition, a single WC is provided at the rear of the ground floor.

Lease

The shop unit is offered To Let on a new Full Repairing and Insuring Lease for a term to be agreed, subject to 5 yearly upward only rent reviews at a commencing rent of £17,500 per annum.

Rateable Value

The unit is listed at www.saa.gov.uk as having a Rateable Value of £11,700.

The poundage for 2017/18 is 46.6p, though qualifying occupiers will benefit from 100% rates relief under the Small Business Bonus Scheme.

Interested parties are advised to verify these figures direct with Dumfries and Galloway Council, Revenue Services, Non-Domestic Rates Tel: 0303 333 3000.



0141 416 1499

www.ditchfieldproperty.co.uk

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Legal Costs

Each party will be responsible for their own legal costs. However, the incoming tenant will be responsible for any registration fees and Land and Buildings Transaction Tax applicable, together with any VAT payable.

VAT

VAT is chargeable on the rent.

For the avoidance of doubt, all rents are quoted exclusive of VAT at the prevailing rate. Prospective tenants must satisfy themselves independently as to the incidence of VAT in respect of this transaction.

EPC

The EPC rating is E+, copy available upon request.

Viewing and Further Information

By arrangement with the sole agent.

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