

# TO LET

## Retail

**8-10 Church Crescent, Dumfries, DG1 1DF**



- Ground Floor Unit
- Town Centre Location
- Fronts Main Thoroughfare
- Basement Storage
- Qualifies for Rates Relief
- Available Immediately
- £8,000 per annum
- Offers over £75,000

### VIEWING & FURTHER INFORMATION:

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### LOCATION

DUMFRIES, with a population of around 37,500 persons, 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 visually prominent position on Church Crescent, which is one of the main thoroughfares into Dumfries town centre, as well as a northern continuation of the High Street.

The subjects are also within close proximity to the recently regenerated area known as 'Burns Square', which accommodates one of the town centre main bus stances.

Nearby occupiers include Naitionwide Building Society, Greggs, Barclays, Boots, Savers and Andersons Kilts.

Public car parking is available within easy walking distance.

### DESCRIPTION

The subjects comprise a mid-terraced ground floor retail unit, with basement storage, forming part of a larger basement, three storey and attic property.

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

The unit has an attractive traditional shop frontage with marble cladding, full height recessed display window and an aluminum frame glazed entrance door.

Internally the retail area offers open plan space with timber floor and tile finish, lined and papered/painted/timber clad walls together with suspended acoustic tile ceiling.

The recently refurbished basement storage area is accessed via a fixed timber and carpet staircase. The floors are of concrete construction with tile finish. The walls and ceilings are lined with a papered/painted.

## ACCOMMODATION

- Ground Floor Retail Area
- Two Basement Stores
- Basement Cloakroom with WC

## FLOOR AREA (APPROX. NET INTERNAL AREA)

Ground	36.70 m2	395 ft2
Basement	17.93 m2	193 ft2
Total	54.63 m2	588 ft2

## PRICE & LEASE TERMS

Offers around £8,000 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.

Offers over £75,000 are invited for our client's heritable interest.

## SERVICES

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

## RATING ASSESSMENT

RV - £5,350.

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/purchaser will be responsible for LBTT, registration dues and VAT where applicable to any letting.

## VALUE ADDED TAX

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: G

A copy of the EPC is available on request.

## VIEWING & FURTHER DETAILS

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

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