

TO LET

Trade Counter / Retail Unit

35 Glasgow Street, Dumfries, DG2 9AG



- Modern Trade Counter / Retail
- Dedicated Car Park
- Prominent Roadside Location
- National Operators Nearby
- Suited to a Variety of Uses
- Available from June 2019
- Qualifies for 25% Rates Relief
- Flexible Lease Terms Available

VIEWING & FURTHER INFORMATION:

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LOCATION

Dumfries is the principal shopping and administrative centre in the Dumfries and Galloway region of southwest Scotland, and has a residential population of around 37,500 persons. The town lies approximately 75 miles south of Glasgow, 34 miles northwest of Carlisle and is bypassed by the A75 trunk road. The town's retail catchment includes other nearby towns and villages, together with the surrounding rural hinterland. The area also draws in significant tourist trade during the spring and summer months.

The subject property occupies a very prominent roadside position on Glasgow Street, at its junction with David Street. Glasgow Street is the main traffic thoroughfare for vehicles travelling to and from the north of the town and is ideally placed between the town centre and the established retail parks of Cuckoo Bridge and College Mains.

The immediately surrounding area forms a mixed commercial and residential district. The commercial properties comprise similar style units with occupiers including Farmfoods, ATS

Euromaster, ScotFresh Nisa-Local and a variety of local traders. The adjacent unit operates as 'Farmers Den', a children's soft play centre.

The subjects are located opposite a long stay public car park and are also located next to a designated bus stop.

DESCRIPTION

The subjects comprise a semi-detached single storey unit of steel frame construction, built to an approximate eaves height of 3.2m (10ft 6ins), with a facing brick external finish and surmounted by a metal sheet clad roof. The property benefits from both front and rear customer entrances as well as three display windows to the front elevation, all of which are protected by electric security grills. Vehicle access is provided via a roller shutter at the rear of the building. There is also a canopy covered loading / storage area at the rear.

There is a car park at the rear of the property, with entrances off both David Street and King Street. Although shared with the soft play centre the unit does have its own designated parking spaces.

ACCOMMODATION

The subjects were previously occupied by HSS Hire and are still set out along the lines of a typical associated fit-out.

Accommodation at present comprises:

- Sales Area
- Managers Office
- Warehouse / Workshop
- Staff Room / Kitchen
- Staff Toilet

The unit does however offer an open plan space therefore providing flexibility in terms of any future layout.

FLOOR AREAS

The subjects extend to 406.80m² (4,379ft²), or thereby, on a gross internal floor area basis.

SERVICES

The property is understood to connect to mains services with drainage assumed to be to the main sewer.

LEASE TERMS

Offers around £20,000 per annum exclusive are invited.

The property is available by way of a new Full Repairing and Insuring (FRI) basis, for a flexible term incorporating a regular review pattern. Incentives may be awarded, subject to agreed length of lease.

RATING ASSESSMENT

RV - £17,150.

The property therefore qualifies for 25% relief under the 'Small Business Bonus Scheme'.

PLANNING

The unit is suited to a variety of uses, subject to obtaining the necessary Local Authority consents.

Interested parties are advised to make their own enquiries direct with Dumfries and Galloway Council - 01387 260199.

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 sale.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

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