

TO LET / MAY SELL

Retail / Re-Development

95 & 109 Queensberry Street, Dumfries, DG1 1BH



- **Substantial Three Storey, Basement and Attic Property**
- **Available to Rent as a Whole or can be Sub-Divided.**
- **Additional G/Floor Starter Unit**
- **Prominent Location Opposite Town Centre Public Car Park**
- **Suited to Alternative Uses**
- **Flexible 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 properties occupy a very prominent position on Queensberry Street, positioned between its junctions with Three Crowns Court and St Andrews Street. Queensberry Street forms part of the town centre one-way system, running parallel and situated only one street to the east of the main High Street.

The property is located directly opposite the Loreburn Street public car park and is within close proximity of both the Burns Square and Great King Street bus terminals. The Munches Street taxi rank is also located within short walking distance.

Other commercial occupiers comprise a variety of local traders including retailers, bars, restaurants, public houses and hot food takeaways. There are however also a number of national retailers and main clearing banks located nearby due to the subject's close proximity to the High Street.

DESCRIPTION

The main property comprises a large open plan ground floor retail unit with upper floor secondary retail / storage space and full size ancillary basement area. There is also a smaller start-up ground floor unit. Both units comprise part of a category B listed three storey, basement and attic terraced building of traditional construction, under a slated roof.

There are residential flats, in separate ownership, located above the smaller unit. Part of the upper floors above the larger unit are also in separate ownership and are operated as a restaurant.

There is potential scope to develop the remaining vacant upper floors into a residential dwelling(s).

The main unit has a traditional, almost full height, glazed frontage with two separate recessed entrance doors. The smaller unit has a three-quarter height display window with single entrance door.

ACCOMMODATION

Main Unit

- Open-plan ground floor sales area
- Ground floor toilet
- First / second floor sales / storage
- Attic storage
- Full size basement sales / storage

Start-up Unit

- Front sales area
- Rear storage
- Staff toilet (to be installed)

FLOOR AREAS (APPROX. NET INTERNAL AREA)

Main Ground Floor	254.18 m2	2,736 ft2
Main Basement	205.22 m2	2,209 ft2
Total Upper Floors	232.60 m2	2,504 ft2
Start-up Unit	32.76 m2	353 ft2

RENT & LEASE TERMS

Main Unit (G&B Floors) - Offers around £25,000 per annum
 Start-up - Offers around £6,000 per annum
 Whole - Rental offers invited.

The subjects are 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 / landlord contribution towards fit-out costs are available.

PRICE

Purchase offers in the region of £350,000 for the whole are invited for our client's heritable interest.

RATING ASSESSMENT

As at the date these particulars were published, the Rateable Values were:

Main Unit (No. 109) - £24,000
 Start-up (No. 95) - £3,000

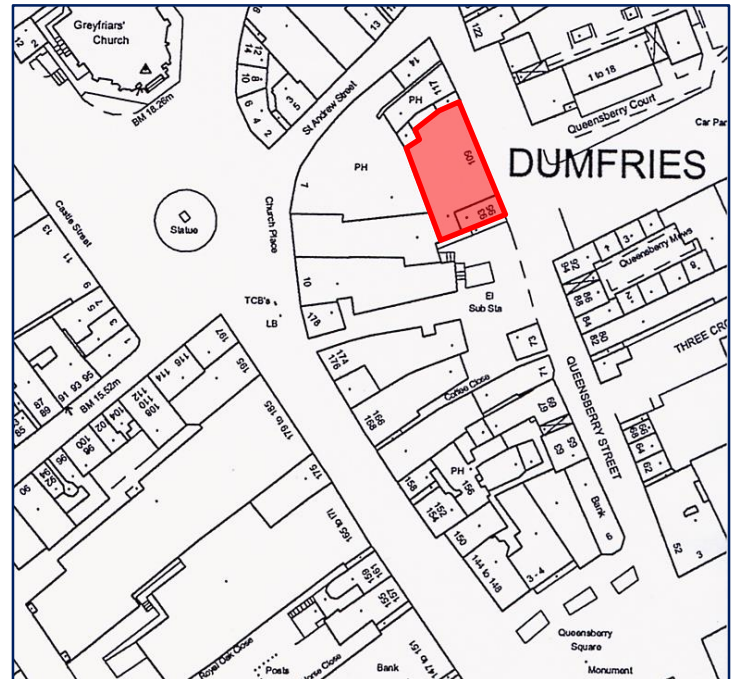
The Uniform Business Rate for the 2016/2017 financial year is 48.4 pence in the pound for properties with a Rateable Value under £35,000. The start-up unit will qualify for 100% rates relief. We draw to your attention the fact that a new occupier of this property will have the right to appeal the Rateable Value for a period of 6 months after acquiring an interest in the subjects.

PLANNING

The main property is suited to a variety of uses, including that of a restaurant, bar, gym and other leisure uses. As previously mentioned there is also scope for the upper floors to be redeveloped. Interested parties are advised to make their own enquiries direct with Dumfries and Galloway Council - 01387 260199.

ENERGY PERFORMANCE CERTIFICATE (EPC)

No. 95 - G No. 109 - G
 A copy of the EPC's are available on request.



VIEWING & FURTHER DETAILS

For further information or viewing arrangements please contact the sole selling agents:

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Publication date: 14th October 2016