

35 BUCCLEUCH STREET DUMFRIES DG1 2AB
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TO LET



RETAIL UNIT

30 CHURCH CRESCENT, DUMFRIES

NET INTERNAL AREA 29.61 SQ. M (319 SQ. FT)

LOCATION

Dumfries is the commercial and administrative centre for the South West of Scotland. It has a resident population in excess of 37,500 and a geographical shopping catchment area of approximately 150,000.

Dumfries is served by an excellent transport infrastructure which includes a mainline railway, bus station and good trunk road links to the M74 motorway network linking it to England.

Church Crescent is located within the centre of Dumfries with the main high street and the shopping arcades within close proximity. The subjects benefit from loading and unloading within close proximity, with free long and short stay car parks within the vicinity.

DESCRIPTION

The subjects comprise an open place ground floor retail unit within a two storey building, with toilet facilities to the rear.

ACCOMMODATION

The subjects shall extend to the following approximate dimensions and floor area:-

net frontage	1.97 m	6' 5"
gross frontage	4.83 m	15' 7"
internal width	4.38 m	14' 3"
shop depth	7.03m	23' 1"
net internal floor area	29.61 sq. m	319 sq. ft

SPECIFICATION

The subjects will available in a shell condition, with carpeting to the retail area, security shutter door, panel heater and suspended ceiling with fluorescent lighting. There are ample power outlets to the perimeter of the unit.

SERVICES

We are verbally advised the subjects have mains electricity.

PLANNING

We are verbally advised the subjects are suitable for Class 1 (Shops) use. Interested parties should contact the marketing agents or the local planning department with regard to alternative uses (tel. 01387 260188).

RATEABLE VALUE

We understand the property is entered in the Valuation Roll with a Rateable Value of £2,900. Further information can be obtained from www.saa.gov.uk or from www.scotland.gov.uk

TERMS

The subjects are available To Let on flexible Full Repairing & Insuring lease terms. The annual rent for the entire subjects shall be **£4,750** (exclusive of VAT).

DATE OF ENTRY

Immediate entry, subject to completion of legal missives.

LEGAL COSTS

Each party will be responsible for their own legal expenses incurred. The owner or occupier shall be responsible for Stamp Duty Land Tax, Registration Dues and VAT (where applicable).

VAT

All prices quoted are exclusive of VAT which will be added at the prevailing rate.

POSTCODE

DG1 1DF

FURTHER INFORMATION/VIEWING

Please contact:-

Stuart Lobb or Jim Stalker

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Dumfries

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