

gmt&co

G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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152/154 HIGH STREET, DUMFRIES



Shop Premises in Prominent location in a central part of the town centre pedestrian area.

Tenant incentives available

Floor Area 51.0m² (550ft²)

Asking Rent £26,000 per annum



Regulated by RICS

OTHER OFFICES AT CASTLE DOUGLAS AND NEWTON STEWART



LOCATION

Dumfries is the principal town of Dumfries and Galloway with a population of around 40,000. The town is both the main administrative centre for the region and also retail and leisure hub for the area. The cities of Edinburgh, Glasgow and Carlisle are all within easy reach.

The town has an established catchment of approximately 150,000 within a 10 mile radius.

The shop has a good frontage with large display windows. It has a central location in the High Street which forms the centre of the Town's pedestrian area. Multiples such as T J Hughes, Game, Cumberland Building Society and Royal Bank of Scotland are in the near vicinity.



DESCRIPTION/ACCOMMODATION

The premises comprise ground floor retail premises with kitchen/rest area and wc. There is a basement that could be used for storage.

We estimate the premises provide the following approximate areas and dimensions:

Frontage	8.15 m
Shop Depth	5.01 m
Total Floor Area	51.0 sq. m

LEASE DETAILS

Subject to client's approval it is proposed to arrange a full repairing and insuring lease for a negotiable term incorporating periodic rent reviews.

RENT

Rental offers in the region of £26,000 per annum exclusive are invited.

RATES

We are advised by the Scottish Assessors department that the premises have a rateable value of:

Rateable Value £15,400

VAT

All prices, rents and premiums quoted are exclusive of VAT and VAT will be charged at current rate.



ENTRY

Immediate entry is available.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction with the ingoing tenant being responsible for any stamp duty, registration dues and VAT incurred thereon.

VIEWING

All arrangements to view the premises are strictly by prior arrangement with G M Thomson & Co.

Contact: Nigel Pollard

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