



Tel: 01387 254425

**ALLIED
SCOTLAND**
Chartered Surveyors

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TO LET



Retail & Office Building

Net Internal Area 60.92m² (655.72 sq. ft.)

**47 English Street,
DUMFRIES**

LOCATION

The property is situated in Dumfries town centre, on the popular location of English street which comprises mostly bars, takeaways and retail units.

DESCRIPTION

The property is of traditional stone construction with pitched and slated roof, consisting of a ground floor retail unit with access to basement space.

ACCOMMODATION

Ground Floor: Front shop, rear shop.

Ground Floor	35.08m ²	377.60 sq. ft.
Basement	25.84m ²	278.12 sq. ft.

SPECIFICATION

The property offers a retail unit with rear toilet and access to basement space.

SERVICES

We are verbally advised the subjects have mains supplies of electricity, water and drainage.

PLANNING

We are verbally advised the subjects are suitable for Class 3 Sui generis (hot food takeaway) use. Interested parties should contact the local Planning Department with regard to alternative uses 01387 260199.

RATEABLE VALUE

We understand the property is entered in the Valuation Roll with a Rateable Value of £4,700. Further information is available from www.saa.gov.uk

TERMS

The property is being offered TO LET on a full repairing and insuring lease at offers in the region of £6240.00 per annum.

VAT

All prices quoted are exclusive of VAT. VAT is not charged on the rent.

DATE OF ENTRY

Early entry is available subject to completion of legal missives.

LEGAL COSTS

The tenant will be liable for all legal expenses incurred. The purchaser will be responsible for Stamp Duty, Land Tax, Registration dues and VAT.

FURTHER INFORMATION/VIEWING

Please contact:-

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