

TO LET



Town Centre Offices To Let
Total Floor Area 143.15m² (1541 sq.ft.)

42 George Street,
Dumfries, DG1 1EH

LOCATION

The property is located on the south side of George Street with a return frontage to Castle Street, in the main office area of Dumfries.

Extensive parking is available in the vicinity.

DESCRIPTION

Designed by well-known local architect Walter Newall, the subjects comprise part of a corner terraced, category B listed building of red sandstone and slate construction with accommodation on ground, first and second floors, there is also a small storage area at basement level.

ACCOMMODATION

The property provides the following accommodation:

Ground Floor: entrance hall, large reception, office.

First floor: 2 offices, kitchen, WC apartment, small kitchen area

Second Floor: 3 offices, WC apartment

Basement: 2 small stores

| | | |
|---------------|----------------------------|-------------------|
| Ground Floor | 43.75m ² | 471 sq.ft. |
| First Floor | 45.93m ² | 494 sq.ft. |
| Second Floor | 48.19m ² | 519 sq.ft. |
| Basement | 5.28m ² | 57 sq.ft. |
| TOTAL: | 143.15m² | 1541 sq.ft |

**Areas have been calculated on IPMS 3 – Office basis in accordance with RICS property measurement 1st Edition*

SERVICES

We are advised mains electric, water and drainage are connected.

PLANNING

We are verbally advised that the subjects have class 4 use (Business). Interested parties are advised to contact the local Planning Department with regard to their occupation 01387 260199.

RATEABLE VALUE

We understand the property is entered in the Valuation Roll as an office with a rateable value of £10,900. An incoming occupier may have the opportunity to appeal this figure. Further information is available from www.scotland.gov.uk

TERMS

The property is being offered on an initial 5 year lease on an internally repairing and insuring basis, offers in the region of £11,000 p.a. are invited.

Alternatively our clients may be willing to consider any reasonable offer to purchase their interest in the property.

ENERGY PERFORMANCE CERTIFICATE

An EPC can be made available on request to any genuinely interested parties.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

DATE OF ENTRY

Early entry is available subject to completion of legal missives.

LEGAL COSTS

Each party shall be liable for their own legal costs but any LBTT and Recording dues, if applicable, will be payable by the tenant.



FURTHER INFORMATION/VIEWING

Please contact: -

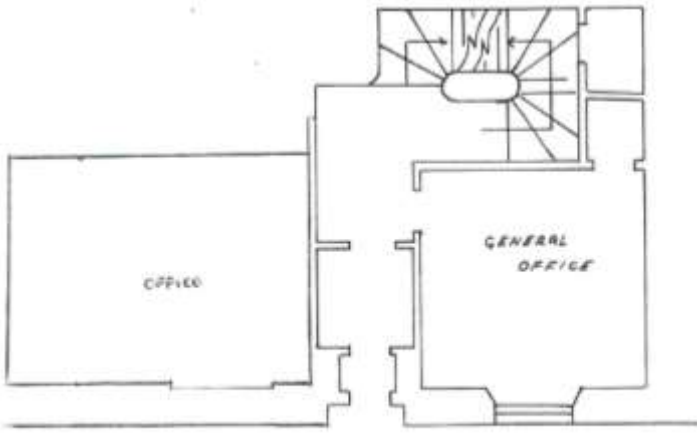
David Telford or Scott Morton

Allied Surveyors Scotland PLC

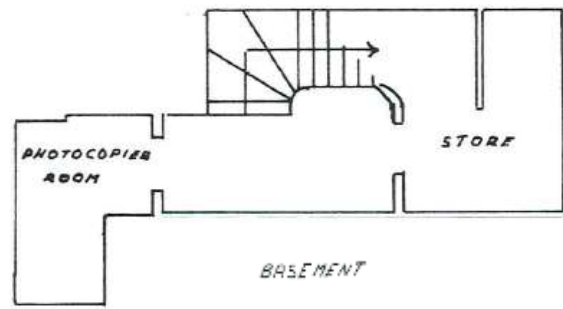
35 Buccleuch Street, Dumfries, DG1 2AB

Tel: 01387 254425

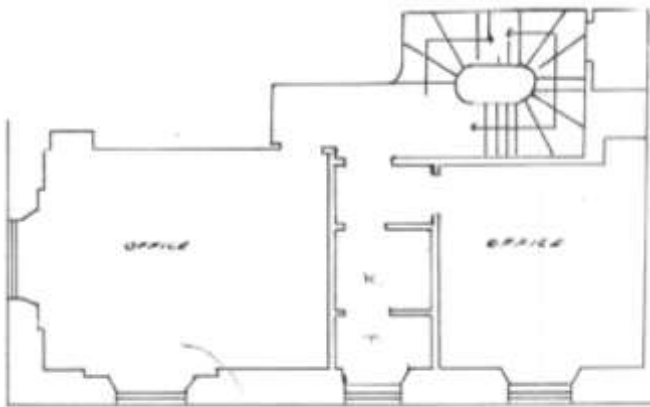
Email: dumfries@alliedsurveyorsscotland.com



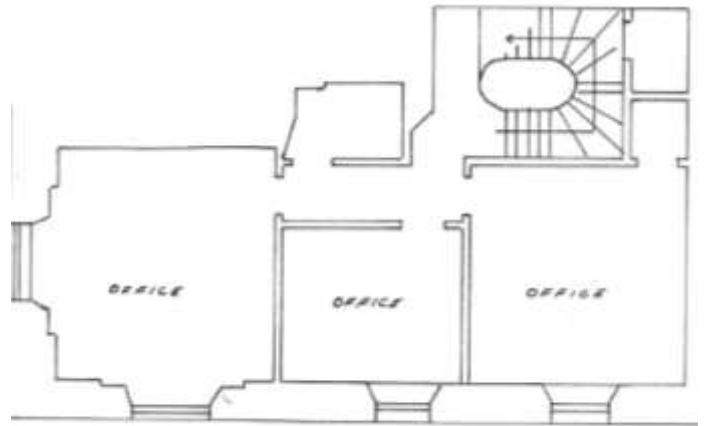
GROUND FLOOR PLAN



BASEMENT



FIRST FLOOR PLAN



SECOND FLOOR PLAN



NB: The above plans are not to scale and are for illustrative purposes only