

# FOR LET



## Office Premises

49 Buccleuch Street | Dumfries | DG1 2AB

## LOCATION

The offices are located on the north side of Buccleuch Street within the main established office area of Dumfries. The property is a short distance from the High Street.

## DESCRIPTION

The offices comprise self-contained offices located on the first and attic floors.

## ACCOMMODATION

Ground Floor – Entrance Hall

First Floor – Landing, Three Offices, Kitchen Area

Attic Floor – Landing, Office, Two Toilets

## APPROXIMATE NET INTERNAL AREAS

First Floor	46.5	500.3
First Floor	19.8	213.1
Total NIA	66.3	713.4

## SERVICES

The subjects have mains electricity, mains water and drainage. Hot water is by electric instantaneous water heaters. Space heating is provided by electric storage heaters.

## PLANNING

It is understood that the offices benefit from Use Class 2 Consent. Interested parties should confirm their proposed Use with Dumfries and Galloway Council on 01387 260 199.

## RATEABLE VALUE

We understand the property is entered in the Valuation Roll with a Rateable Value of £4,900. Further information is available from [www.scotland.gov.uk](http://www.scotland.gov.uk)

## TERMS

The subjects are being offered to let on a full repairing and insuring lease term for £5,400 per annum plus VAT.

## EPC

An Energy Performance Certificate is in the process of being prepared.

## LEGAL COSTS

Each party will be responsible for their own legal expenses incurred in connection with this transaction. The ingoing tenant 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 (if applicable).

## FURTHER INFORMATION/VIEWING

Please contact: -

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MRICS

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