



**ALLIED
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FOR LET



61.26 sq. m (659.40 sq. ft.)

GROUND FLOOR OFFICE

41 Buccleuch Street | Dumfries | DG1 2AB

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports

LOCATION

The property is situated in a prominent position on the north side of Buccleuch Street, with the established office area of Dumfries, a short distance from the High Street.

DESCRIPTION

A ground floor, open-plan office with 2/3 apartments including a reception area with an excellent display window. Gas central heating.

ACCOMMODATION

Entrance Vestibule

Front Office and Reception Area: The office has a substantial reception counter with storage shelves and a further two large walk-in Store Cupboards

Back Office

Additional Office/Staffroom: Single stainless steel sink unit with cupboards below and work surface.

Toilet: WC and

APPROXIMATE NET INTERNAL AREAS

Front Office/Reception	35.58	(382.98 sq. ft.)
Back Office	17.55	(188.37 sq. ft.)
Office/Staff Room	8.13	(87.51 sq. ft.)
Total NIA	61.26	(659.40 sq. ft.)

RENTAL

Offers over £8,000 per annum.

TERMS

Initially available for a term of five years on an internal repairing and insuring basis. Entry by negotiation.

NOTES

- 1) Access for Fire Safety purposes will be retained by the Landlords, GM Thomson & Co from the Basement which is excluded from the Lease; the front Vestibule is also a shared access for Fire Safety.
- 2) The Partners of GM Thomson & Co have an interest in the property.

RATEABLE VALUE

£5,950

VIEWING

By appointment with the Letting Agents

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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