




ALLIED
SURVEYORS
SCOTLAND

Tel. 01387 254425  @Allied_Scotland
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TO LET

80 QUEENSBERRY STREET, DUMFRIES DG1 1BX

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LOCATION

This first-floor shop is located on Queensberry Street, Dumfries and is accessed through a street level door and up one flight of stairs. Please note it would be the tenants responsibility to ensure that the alleyway and stairwell are also kept in a clean and presentable state.

DESCRIPTION

The shop comprises a treatment area, including shower, waiting area/hallway and W/C.

ACCOMMODATION

The treatment area benefits from two Velux windows and a further PVC window offering plenty natural lighting alongside fitted spotlights. The room also includes an enclosed shower cubicle, storage cupboards with worktop above and a standalone sink unit. The room is decorated in a neutral colour scheme, has wood style laminate flooring and provides seven double electrical points. The waiting area/hallway also has laminate flooring and Velux window and leads onto the W/C compartment which contains a white W/C and wash hand basin, a small built in storage cupboard and has a further Velux window.

APPROXIMATE NET INTERNAL AREA

Treatment Room	19.90sq. m	214.20sq. ft
Waiting Area	5.56sq. m	59.85sq. ft
W/C	3.16sq. m	34.01sq. ft
Total NIA	28.62sq. m	308.06sq. ft

RENTAL

Offers in the region of £4,800 per annum (£400 per month) are invited. Deposit of £400 required.

SERVICES

The subjects has mains electricity, water, gas and drainage. These are included within the rent charges.

RATEABLE VALUE

We understand the property is entered in the Valuation Roll with a Rateable Value of £2,650. Further information is available from www.scotland.gov.uk

TERMS

The subjects are being offered to let on a full repairing and insuring lease for an initial period of three years.

EPC

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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