



Tel.01387 254 424  @Allied_Scotland
www.alliedsurveyorsScotland.com

ALLIED
SURVEYORS
SCOTLAND



TO LET

34 ST MARYS STREET, KIRKCUDBRIGHT, DG6 4DN

RETAIL UNIT

- High Street Location
- Popular Tourist Town
- On Street Parking

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



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LOCATION

The shop is located on St Marys Street, the main high street within the popular town of Kirkcudbright.

DESCRIPTION

The shop comprises an area of shop floor, a storage or preparation area with a back hall and W/C.

ACCOMMODATION

The space benefits from two large bay windows to the shop front, fitted carpet and ceiling lights. The storage/preparation area provides shelving and cupboard space with a section of work top surface and fitted sink. The back hall is also carpeted and provides some shelving space and leads onto the W/C compartment which has a white W/C and wash hand basin and a double glazed window.

FLOOR AREA

We calculate the net internal floor area at 56m².

RATING ASSESSMENT

We understand the property is entered in the Valuation Roll with a Rateable Value of £4,600. Further information is available from www.scotland.gov.uk

The property is therefore eligible for 100% rates relief under the Small Business Bonus Scheme

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating - Band G

TERMS

Our client is seeking a rent in the region of £7,800 per annum. Terms to be agreed.

SERVICES

The property benefits from mains gas, electricity and water. Heating is by gas central heating system

VAT

Not applicable.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF ENTRY

To be mutually agreed. Available from early March 2023 onwards.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agent Allied Surveyors Scotland plc.

Allan McMillan/Scott Morton | Tel. 01387 254 424

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