



ALLIED
SURVEYORS
SCOTLAND

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



TO LET

87 FRIARS VENNEL, DUMFRIES, DG1 2RF

(RESTAURANT)

- Town Centre Location
- Large Restaurant Floor
- Strong passing footfall

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



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LOCATION

The subjects are situated in a central, location on Friars Vennel in Dumfries Town Centre with the benefit of nearby transport links. Nearby and neighbouring properties include, retail units, takeaways, pubs and some residential flats.

DESCRIPTION

The subject comprises a single-story restaurant of traditional construction.

ACCOMMODATION

Accommodation comprises: Entrance vestibule, seating area on two tiers, kitchen, rear store rooms, ladies and gents toilets.

FLOOR AREA

We calculate the net internal floor area of each unit at 126m² or 1355 sq.ft, which breaks down as follows:

Space	Area
Restaurant Floor	77m ² (829sq.ft)
Kitchen	14m ² (150sq.ft)
Ancillary space (corridors, toilets, store rooms etc)	35m ² (377sq.ft)

RATING ASSESSMENT & USE

The subjects benefit from use Class 1 (shops). We understand the property is entered in the Valuation Roll with a Rateable Value of £9,100. The property is therefore eligible for 100% rates relief under the Small Business Bonus Scheme. Further information is available from www.scotland.gov.uk

VIEWING AND FURTHER INFORMATION

By appointment only through the sole letting agent Allied Surveyors Scotland plc.
Allan McMillan/Scott Morton | Tel. 01387 254 424
Allan.mcmillan@gmthomson.co.uk/scott.morton@gmthomson.co.uk

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Indicator – TBC

TERMS

Our client is seeking a rent in the region of £10,000 per annum per unit. Terms to be agreed.

SERVICES

The property benefits from mains electricity, gas, water and drainage.

VAT

Not applicable.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF ENTRY

Immediate entry is available on conclusion of negotiations and signing of the lease.

