

TO LET / FOR SALE

Office / Redevelopment

Four storey & basement corner-
terrace property

Mix of cellular & open-plan
accommodation

Prominent position within town
centre

NIA: 689.75 sq.m. (7,425 sq.ft.)

Suited to alternative commercial
uses & residential redevelopment
(STC)

Offers Over: £300,000



VIDEO TOUR



WHAT 3 WORDS



52-60 QUEENSBERRY STREET, DUMFRIES, DG1 1BF

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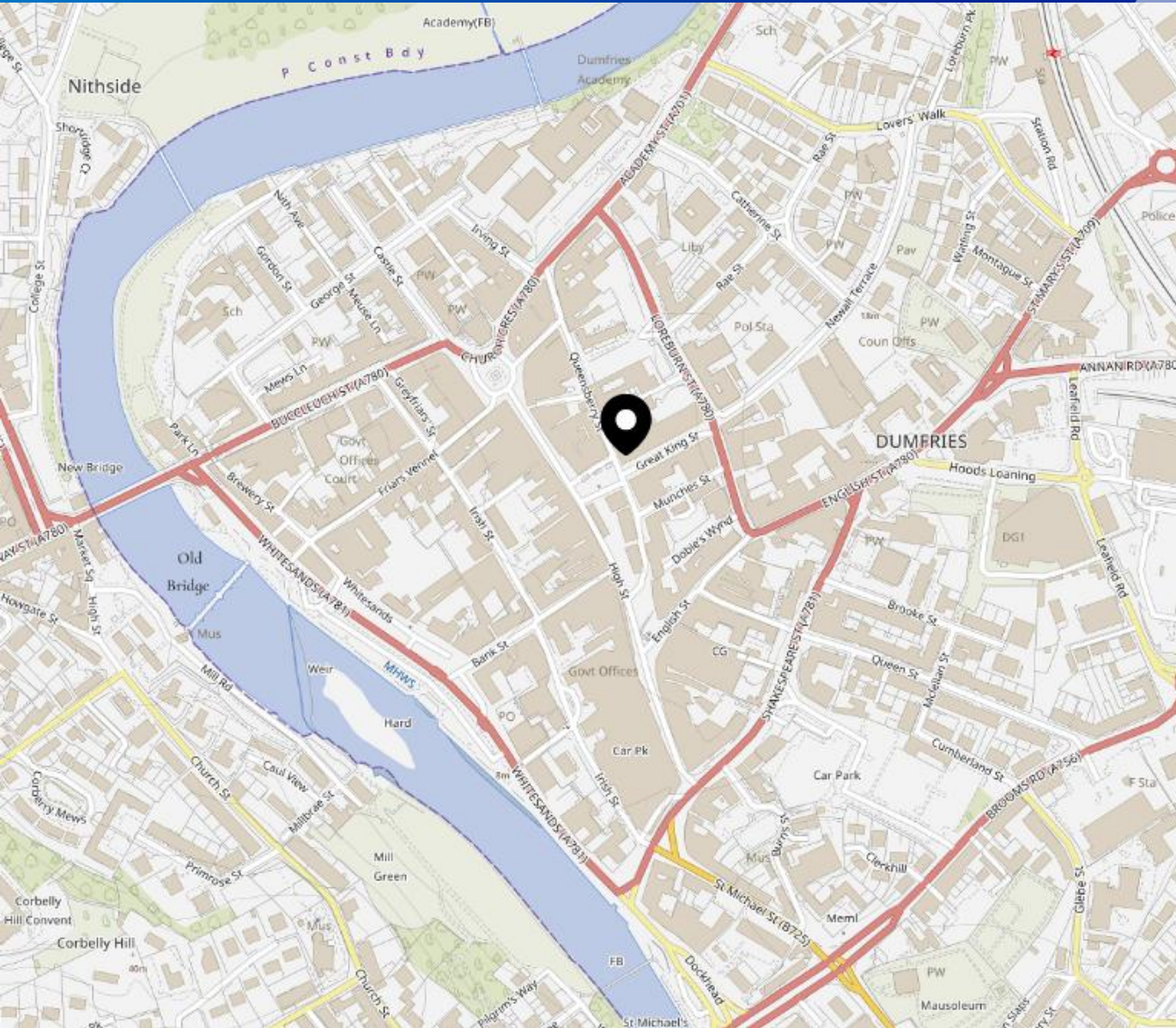
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Location

52-60 QUEENSBERRY STREET, DUMFRIES, DG1 1BF



The property is located in Dumfries town centre amongst various national and local traders.

Dumfries, with a population of around 33,000 is the largest town in Dumfries & Galloway and is therefore Southwest Scotland's main shopping and administrative centre. The town lies approximately 75 miles south of Glasgow and 34 miles northwest of Carlisle, occupying a strategic location at the intersection of the A75, A76 and A701 trunk roads. The A709 provides the shortest link to the A74(M) motorway at Lockerbie, which is some 12 miles distant.

The unit occupies a central position on the eastern side of Queensberry Street, at its junction with Great King Street where there is busy bus station and overlooks the pedestrianised High Street.

The 'Burns Statue' bus stance, Munches Street taxi rank, and Loreburn Street public car park are also within short walking distance.

Neighbouring commercial properties include an array of both national and local retailers, licensed restaurants and public houses, cafe's, studios, salons and professional offices.

Imposing office building situated within the heart of Dumfries



FIND ON GOOGLE MAPS



Description

52-60 QUEENSBERRY STREET, DUMFRIES, DG1 1BF



The subjects comprise two adjoining buildings which, together, form a four-storey and basement corner-terrace property.

Both buildings are of solid stone/brick construction, with a pointed and partially rendered external finish together with ornate stone features. The external frontage of the former bank is clad with marble at ground level.

The internal accommodation is vast and comprises a mix of cellular and open-plan space throughout.

The property has retained both traditional and ornate features internally and externally.

There are three entrance doors at ground level, lending itself to the potential for sub-division if redeveloped.

	m ²	ft ²
Basement	106.61	1,148
Ground Floor	186.45	2,007
First Floor	183.34	1,973
Second Floor	138.68	1,493
Third Floor	74.67	804
Total	689.75	7,425

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



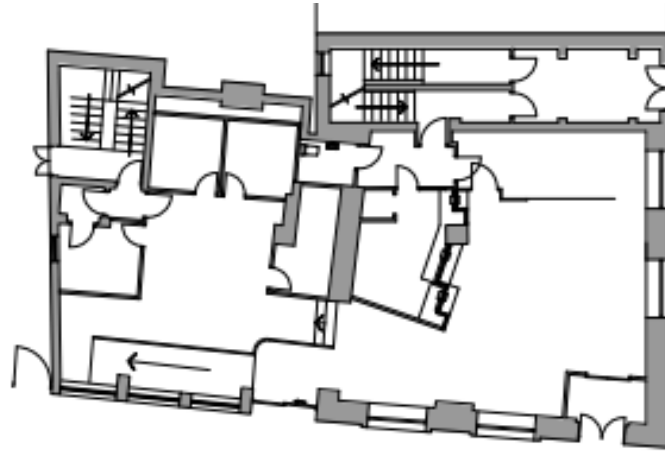


Floorplans

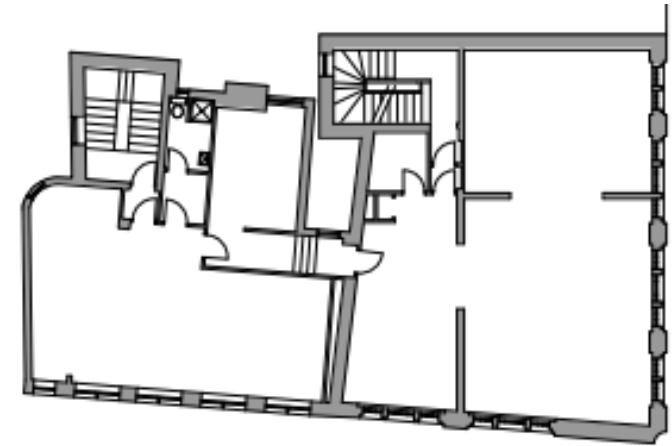
52-60 QUEENSBERRY STREET, DUMFRIES, DG1 1BF



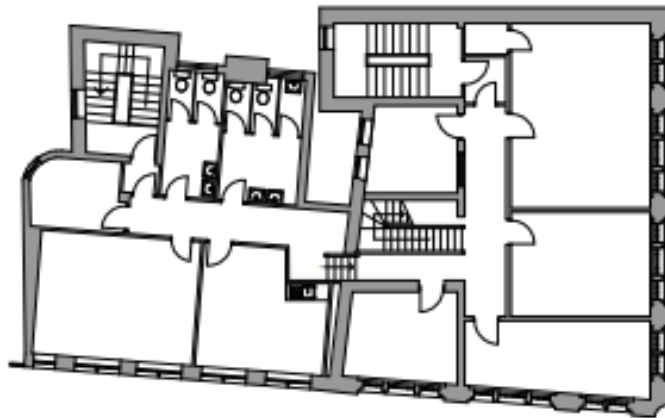
Basement



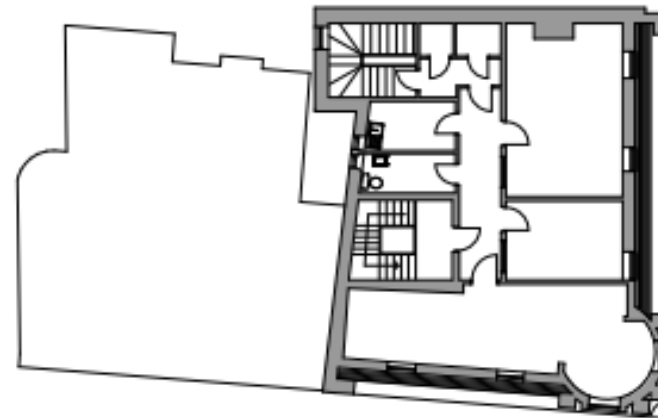
Ground Floor



First Floor



Second Floor

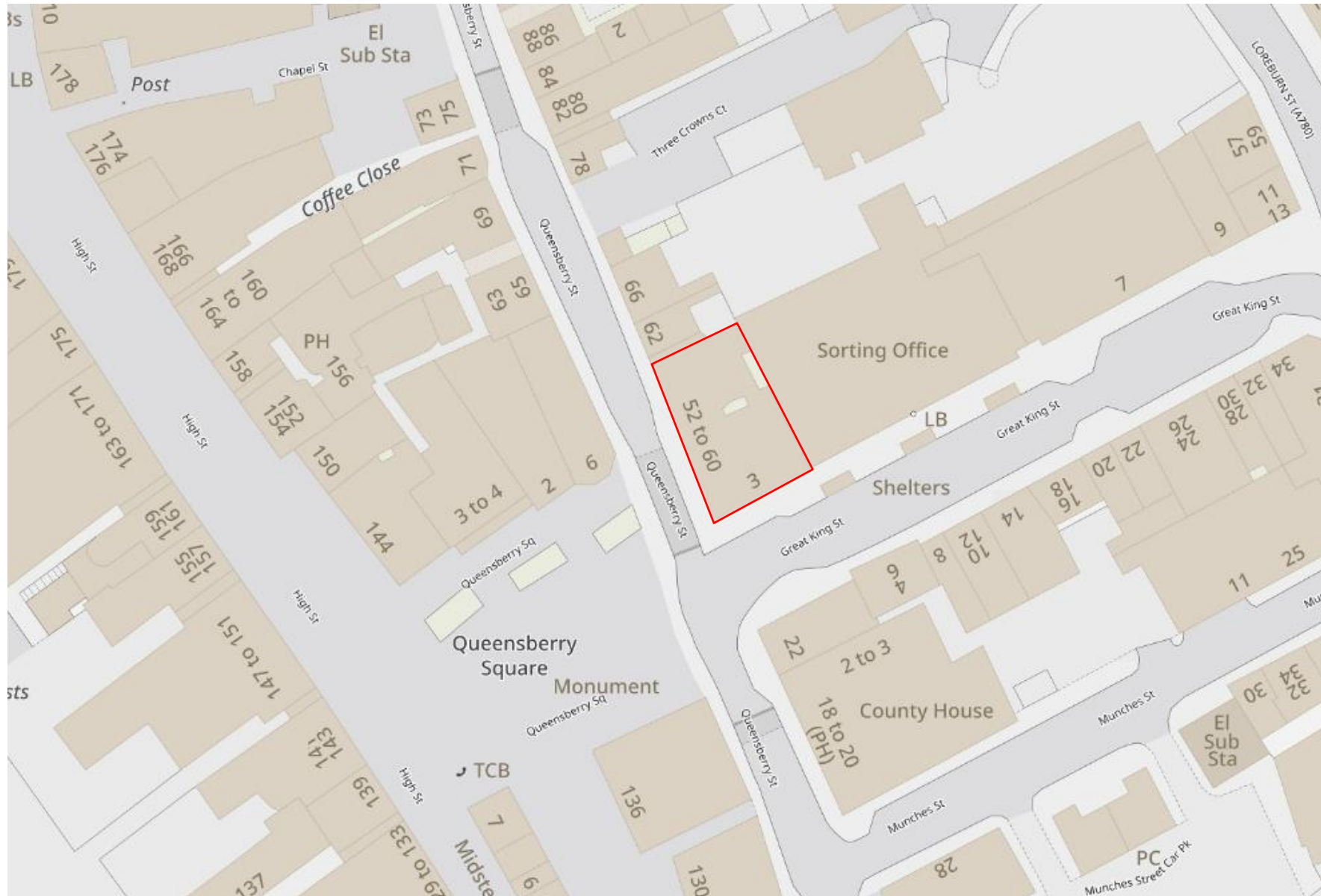


Third Floor



Site Plan

52-60 QUEENSBERRY STREET, DUMFRIES, DG1 1BF





Rent

Rental offers for all, or part of the property are invited.

Price

Purchase **offers over £300,000** are invited for our client's heritable interest.

Services

We understand the property is connected to mains supplies of water, gas, electricity, and drainage.

Space heating is provided by a gas fired boiler, serving a series of wall mounted radiators.

Wall mounted air-conditioning units have been installed within both the ground floor reception office and basement comms room.

Rateable Value

RV - £53,500

The poundage rate for the 2025/26 financial year is 55.4 pence. The current rates payable is therefore circa £29,639 per annum.

Value Added Tax

We are verbally advised that the property is not VAT elected.

Energy Performance Certificate (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

Planning

We assume the property is registered as having Class 1A (Shops, Financial, Professional and Other Services) & Class 4 (Business) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property may lend itself to a variety of commercial uses and residential redevelopment, subject to Local Authority Consents.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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