

TO LET (MAY SELL)

RETAIL / PROFESSIONAL

Double-fronted ground floor unit

Open-plan accommodation

NIA: 123.20 sq.m. (1,326 sq.ft.)

Situated within town centre
pedestrianised zone

Well suited to a broad range of
commercial uses (STC)

£18,000 per annum



VIRTUAL TOUR



WHAT 3 WORDS



32-38 BANK STREET, DUMFRIES, DG1 2PA

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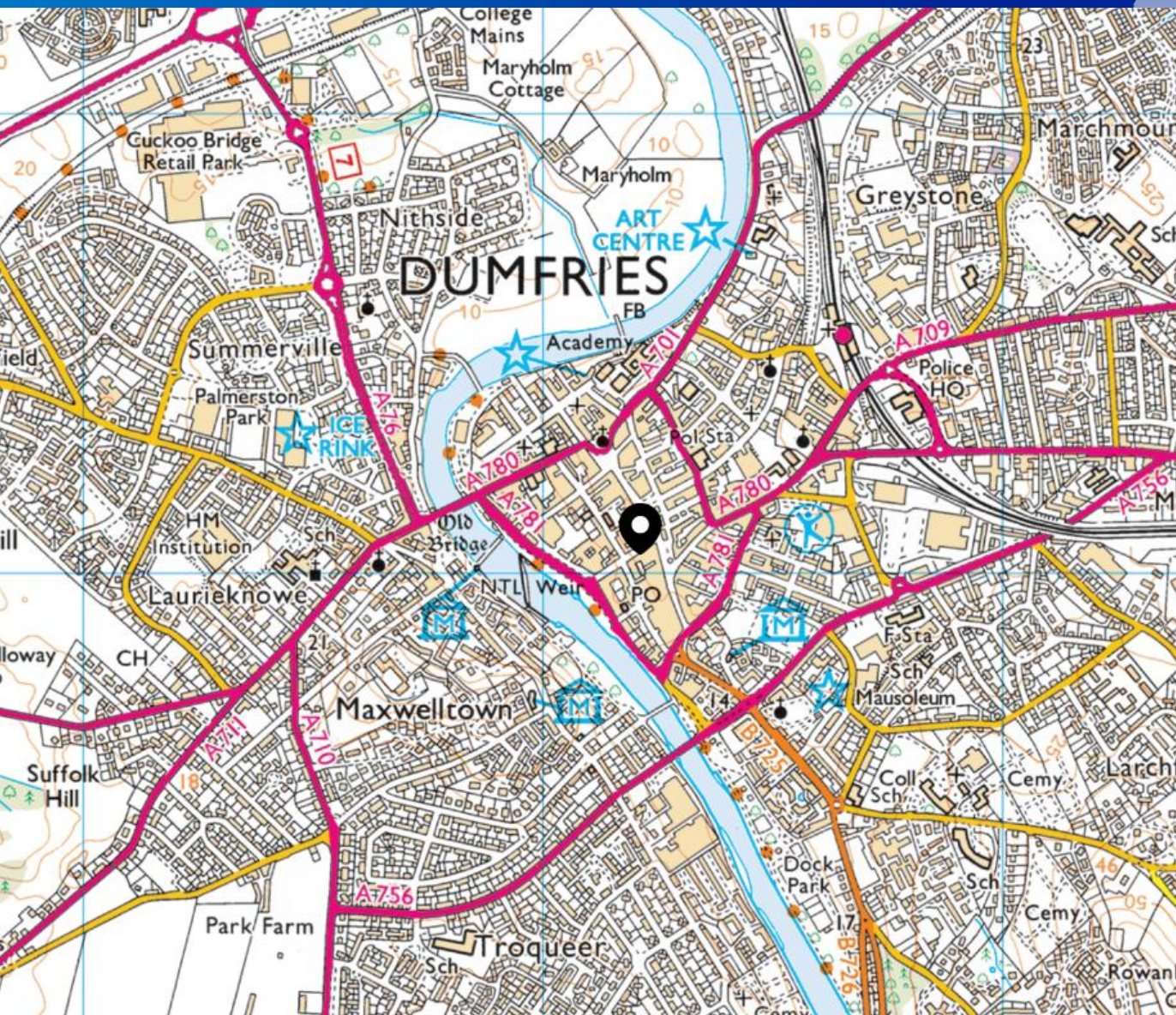
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Location

32-38 BANK STREET, DUMFRIES, DG1 2PA



The property occupies a central position within the town's pedestrianised zone, around 50 yards from the prime High Street retailing area.

Dumfries, with a population of approximately 33,000, is the largest town in Dumfries & Galloway as is therefore southwest Scotland's main shopping and administrative centre.

The town lies circa 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.

Connections to the A74(M) / M6 motorway are available at Lockerbie via the A709, Gretna via the A75, and Beattock via the A701.

The A75 also provides a link to the Northern Irish ferry ports at Cairnryan.

Public transport connections include regular bus services and a railway station on the Glasgow South Western Line.

The property lies on the southern side of Bank Street, which forms a busy thoroughfare between the High Street and the waterfront area of Whitesands. The unit is therefore considered well placed to benefit from passing trade.

Surrounding commercial properties include professional offices, salons, retail units and recreational facilities, together with several pubs, bars and restaurants.

There is abundant public parking in the immediate vicinity, as well as the town's principal bus stance and taxi rank.

Modern versatile unit occupying prominent town centre trading pitch



FIND ON GOOGLE MAPS



Description

32-38 BANK STREET, DUMFRIES, DG1 2PA



The subjects comprise a ground floor unit forming part of a larger four-storey terraced building which was purpose-built circa 1994.

The unit is double-fronted with a central recessed entrance and externally clad with polished granite.

The display windows and entrance doors are of single-glazed aluminium casement design.

The internal accommodation extends to:

- Large open-plan sales area
- Ladies, gents, and accessible customer toilets
- Staff kitchen
- Staff toilet
- Store

The floor is of concrete construction with vinyl flooring in the welfare and storage areas.

The sales area has lined walls and a suspended acoustic tile ceiling.

Fitted storage units and worktops with an integrated stainless-steel sink & drainer and tiled splashbacks have been installed within the kitchen.

The walls within the toilet facilities are tile clad.

FLOOR AREA	m ²	ft ²
Ground Floor	123.20	1,326

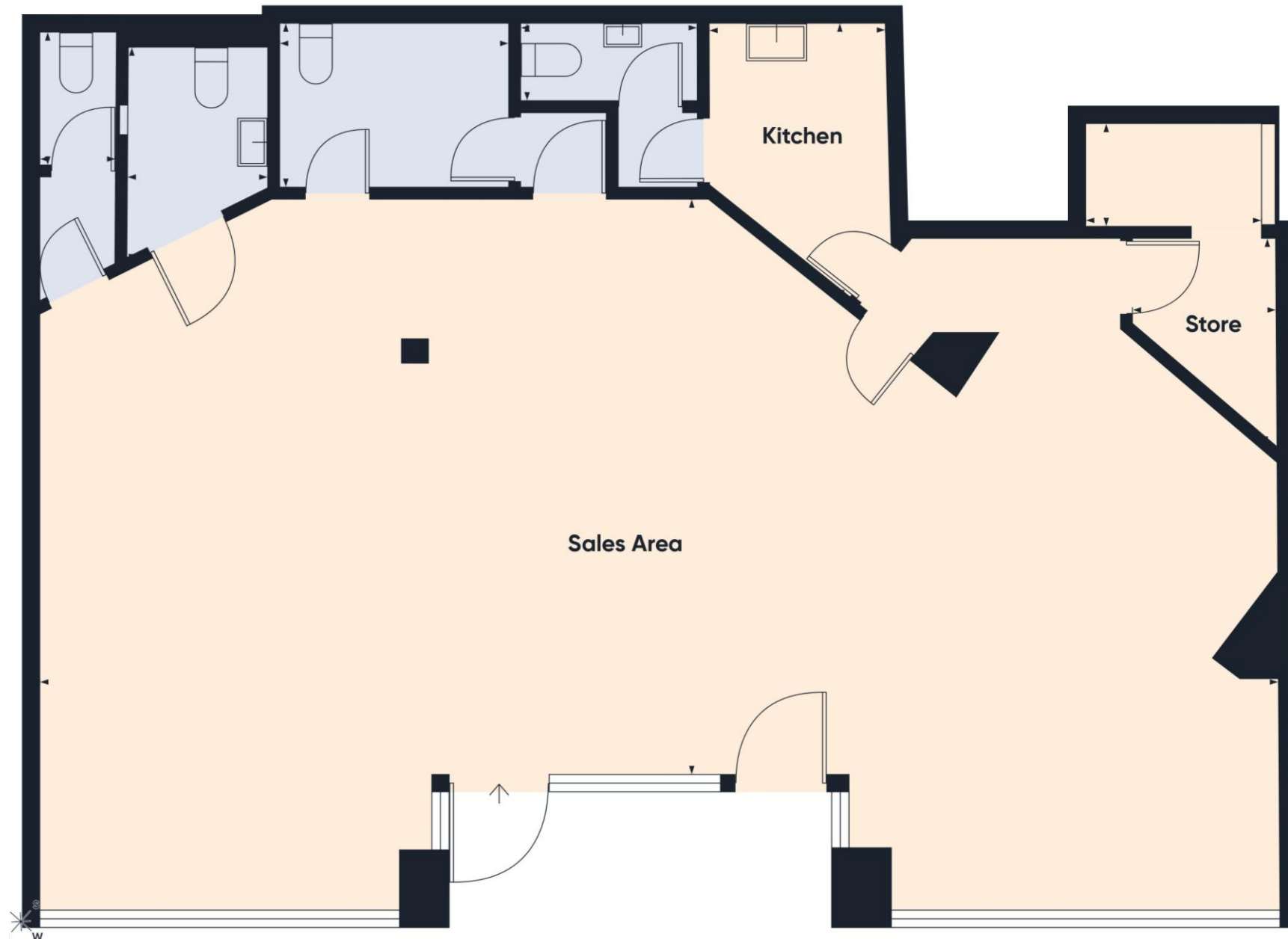
The above floor area has been calculated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





Floor Plan

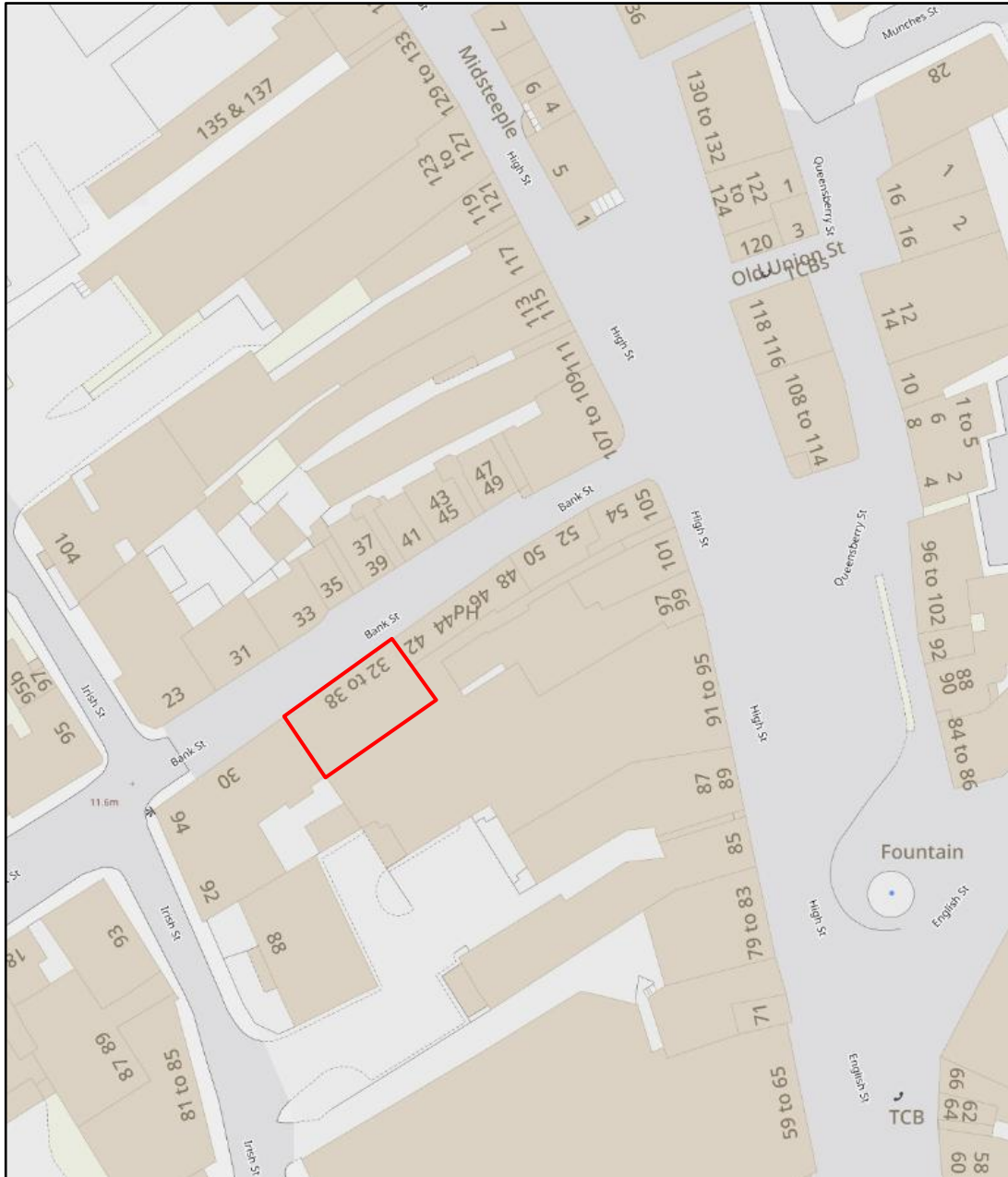
32-38 BANK STREET, DUMFRIES, DG1 2PA





Site Plan

32-38 BANK STREET, DUMFRIES, DG1 2PA





Services

The property is connected to mains supplies of water and electricity. Drainage is assumed to be into the main public sewer.

Space heating is provided by ceiling mounted climate control cassettes and augmented by electric storage radiators.

A fire alarm system and a ventilation system have also been installed.

Rateable Value

£15,300

Planning

The unit was last operated as a betting office.

We therefore assume the subjects benefit from a Sui Generis consent that allows for permitted change of use to Class 1A (shops, financial, professional & other services), conditional Class 3 (food & drink) or Class 4 (business) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property is however well suited to a broader range of alternative commercial uses and may also be capable of sub-division, subject to Local Authority consents.

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

Rent & Lease Terms

Rental offers around **£18,000 per annum** are invited.

The property is available by way of a new lease on a Full Repairing & Insuring (FRI) basis, for a flexible term that incorporates a regular review pattern.

Price

Purchase price on application.

VAT

We are verbally advised that the property is VAT elected.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

The tenant / purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Energy Performance Certificate (EPC)

Energy Performance Rating: B

A copy of the EPC is available on request.

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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