



## 141-143 High Street, Dumfries, DG1 2QT

- Town Centre Location
- Well-presented retail unit
- Prominent position on High Street
- Potential for Class 3 (Hot Food) subject to planning



## LOCATION

Dumfries is the largest town in the Dumfries and Galloway local authority area with a population of approximately 33,000 people. Serving as the main administrative town of South West Scotland, Dumfries is located approximately 30 minutes drive from the M74 motorway which provides connections north to central Scotland and south into England.

The subjects are located on the west side of High Street, located in the heart of Dumfries Town Centre. There are a wide variety of nearby commercial occupiers, across office and restaurant/ leisure uses as well as retailers including Starbucks, Marks & Spencer, Iceland and Argos.

## DESCRIPTION

The subjects comprise a three storey retail premises of traditional construction. Externally the property benefits from a single glazed shop front with integrated recessed pedestrian corridor.

The property was most recently trading as a jewellery retailer with the ground floor accommodation providing display area, shop floor, together with a serving area to the rear.

The subjects also benefit from a generous floor to ceiling height. The ground floor provides a storage area, office and WC. The upper floors provide further storage and office accommodation.

## PLANNING

The property has the potential for hot food consent (Class 3). Interested parties should make relevant enquiries in this regard to the planning department at Dumfries & Galloway Council.



## ACCOMMODATION

We calculate the following approximate Net Internal Area:-  
Ground - 124.00 sq. m. (1,335 sq. ft.)  
First - 106 sq. m. (1,140 sq. ft.)  
Second - 103 sq. m. (1,109 sq. ft.)  
**Total - 333.00 sq. m (3,584 sq. ft.)**

## TERMS

Rent on application. Any letting will be on an FRI basis.

## RATES

We understand from the assessor's website that the unit has a current rateable value of £35,500

## LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in connection with this transaction.

## VAT

Unless otherwise stated all figures, prices, etc., are quoted exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE

A full EPC survey has been carried out and is available for inspection.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through Graham + Sibbald.

To arrange a viewing please contact:



**Tom Conway**  
Senior Surveyor  
tom.conway@g-s.co.uk  
0141 332 1194  
07 803 896 939



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## IMPORTANT NOTICE

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