



TO LET/MAY SELL

97-99 HIGH STREET, DUMFRIES, DG12BN

PRIME RETAIL UNIT

DM HALL
CHARTERED SURVEYORS

Commercial Department
15 Miller Road, Ayr, KA7 2AX
01292 268055

dmhall.co.uk

PRIME RETAIL UNIT

- Prime retail position within Dumfries Town Centre
- Close to M&S, Boots, Vodafone and Bank of Scotland
- Former 'Shoezone' retail unit contained over two floors
- Net Internal Area 248 sq.m (2,669 sq.ft)
- Rent £27,000 pax
- Price upon application

LOCATION

High Street is the main retailing location within Dumfries Town Centre, with the property located in the prime retailing pitch to the southern end of the street. Immediate occupiers include Bank of Scotland, Vodafone, Burtons, Greggs & M&S, amongst others.

DESCRIPTION

97-99 High Street is the former 'Shoezone' retail unit occupying a prominent position on the west side of High Street, in a mid-terraced position and contained over two floors.

The shop has double fronted display windows leading to regular shaped, open plan sales on the ground floor with rear stores, ancillary and toilet accommodation with additional stores on the first floor.

FLOOR AREA

The property extends to the following net internal floor areas:

Ground Floor:	160 sq.m	(1,722 sq.ft)
First Floor:	88 sq.m	(947 sq.ft)
Total:	248 sq.m	(2,669 sq.ft)

RATING

The Rateable Value is £32,600.

RENT/PRICE

Rental offers of £27,000 per annum are invited on the basis of a new full repairing and insuring lease. The rent is quoted exclusive of VAT (if applicable).

Our clients may consider a sale of their heritable interest and price details are available upon application.

EPC

Available upon request. Rating G.

LEGAL COSTS

Each party to be responsible for their own costs incurred with the incoming Tenant liable for any LBTT and registration costs.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole letting agent:-

Anthony Zdanowicz
Tel: 01292 268055
e-mail:anthonyz@dmhall.co.uk

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01292 268 055
www.dmhall.co.uk

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