

TO LET

DUMFRIES RETAIL PARK DUMFRIES DG2 0NU

**UNITS AVAILABLE FROM
5,000 - 10,000 SQ FT**

RETAIL PODS AND DRIVE-THRU UNITS POTENTIALLY AVAILABLE



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GREGGS

carpetright.

Wickes



CANNING VALE
PROPERTY

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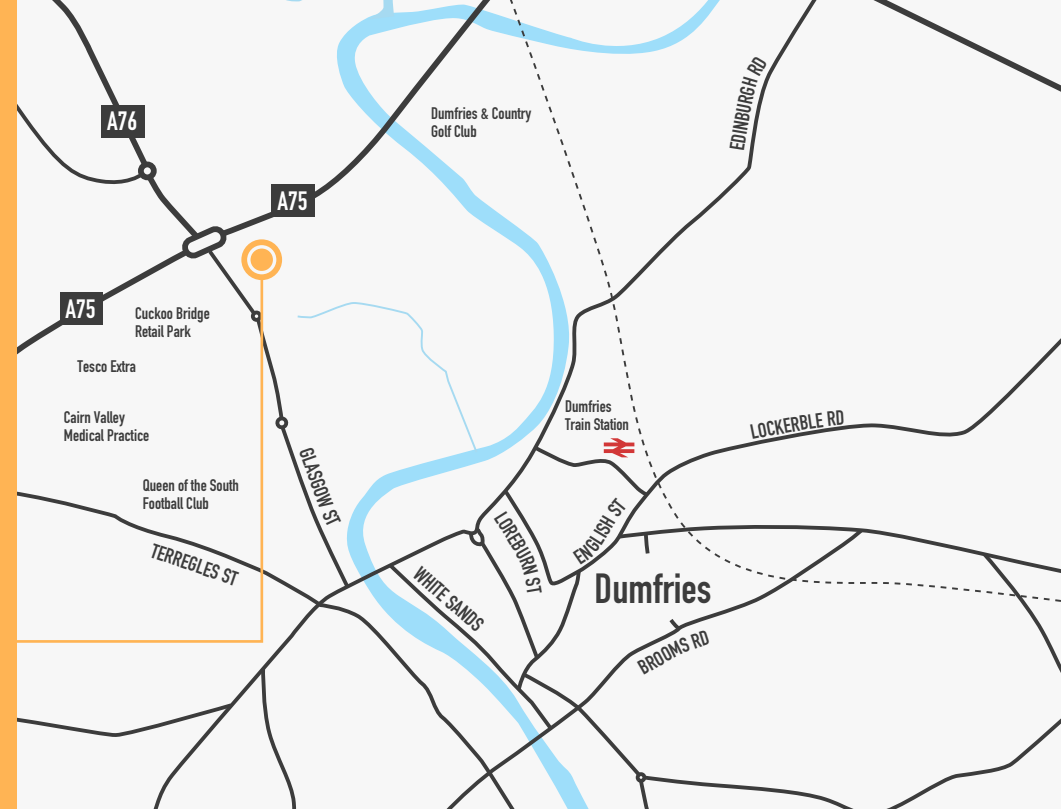
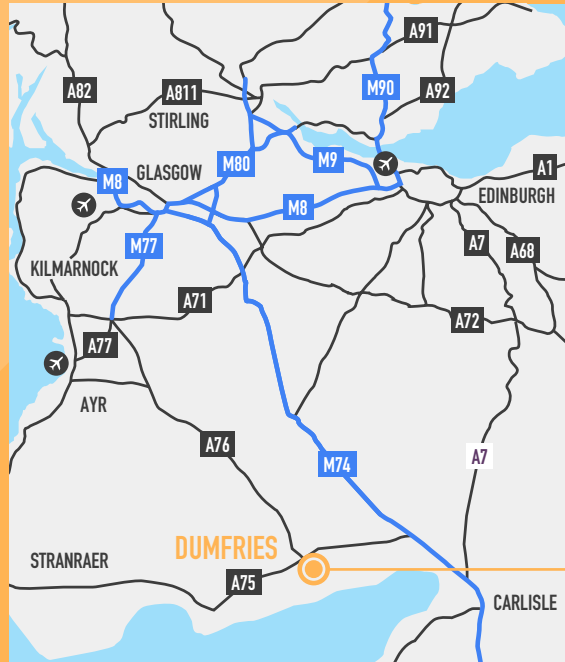
DUMFRIES RETAIL PARK

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Dumfries is an attractive market town and regional capital of south west Scotland, approximately 76 miles south of Glasgow and 34 miles north west of Carlisle. The town has a resident population of 31,600 and draws on the wider Dumfries and Galloway catchment in the order of 148,000.

The subjects are located in a prominent position to the west of the town centre at the roundabout junction of the A75 Dumfries bypass.

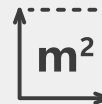


DESCRIPTION

The Park comprises two main retail parades and extends to a total of 83,000 sq ft. In addition to this there is a Greggs pod unit of around 2,000 sq ft.

The premises include a service yard to the rear and a surface car park with approximately 373 spaces (4.38 ratio).

Pure Gym have recently signed a new lease over unit 4 and are due to open in Summer 2023.



ACCOMMODATION

Units within the main parade ranging from 5,000 - 10,000 sq ft are available.

Subject to planning it may be possible to create new retail pod or drive-thru units of 1,500 - 2,500 sq ft within the car park area. Further details available upon request.



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RENT / SERVICE CHARGE

Upon application.

LEASE TERMS

The premises are available on the basis of a new Full Repairing and Insuring lease for a minimum term of 10 years subject to 5 yearly upward only rent reviews.

RATING

Further details available upon request.

PLANNING

The premises are suitable for a variety of retail and leisure uses with further details available upon request.



LEGAL COSTS & VAT

Each party is to be responsible for their own legal costs incurred in connection with this transaction with the ingoing tenant to be responsible for Land and Buildings Transaction Tax (LBTT), registration fees and any VAT incurred thereon.

ENTRY

By agreement.

EPC

Energy Performance Certificate details available upon request.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint letting agents.

CANNING VALE
PROPERTY

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