

TO LET / FOR SALE

**RETAIL UNIT WITH CAR PARK
POTENTIAL FOR SUB-DIVISION**

**73-74 WHITESANDS
DUMFRIES • DG1 2RT**



- Prominent roadside position in Dumfries Town Centre
- Large convenience retail unit with stores with private car park
- Gross internal area 1,505 sq m (16,200 sq ft) across three floors
- Potential for alternative use and sub-division
- Rent - £30,000 per annum, exc.
- Price – offers over £260,000 are invited



LOCATION

Whitesands is a busy commercial thoroughfare within Dumfries Town Centre, forming part of the A781 and running parallel with the River Nith and a public car parking. Nearby occupiers include Dominos, Job Centre and a variety of local traders. The property occupies a prominent corner position at the junction of Whitesands with Assembly Street.

Dumfries is located within the Dumfries and Galloway region of South West Scotland, around 76 miles south west of Glasgow and 34 miles north west of Carlisle. The town has a population of 56,000 persons within a 10-mile radius.

DESCRIPTION

73-74 Whitesands, is a substantial, corner positioned convenience retail property contained over three floors and of traditional construction, with a series of former flats and warehousing to the upper and rear floors. The building has the benefit of a private car park with space for around 15 cars.

The ground floor contains the retail space with a variety of storage areas and a post office counter, together with offices and ancillary accommodation. The first floor contains warehousing with access on to Assembly Street and a variety of ancillary rooms in residential type accommodation, with some additional rooms and mezzanine storage on the attic floor. Indicative layout plans are provided for the ground and first floors.

The building has potential for a variety of uses and can be sub-divided to suit occupier requirements, if required.

AREAS

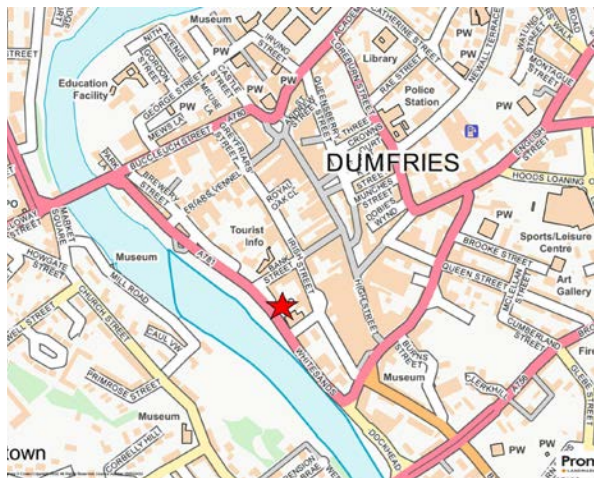
The property extends to the following gross internal floor areas:

Ground Floor:	680 sq m	(7,320 sq ft)
First Floor:	630 sq m	(6,781 sq ft)
Attic Floor:	195 sq m	(2,099 sq ft)
Total:	1,505 sq m	(16,200 sq ft)

The overall site including car park extends to 0.03 hectares (0.32 acres), or thereby.

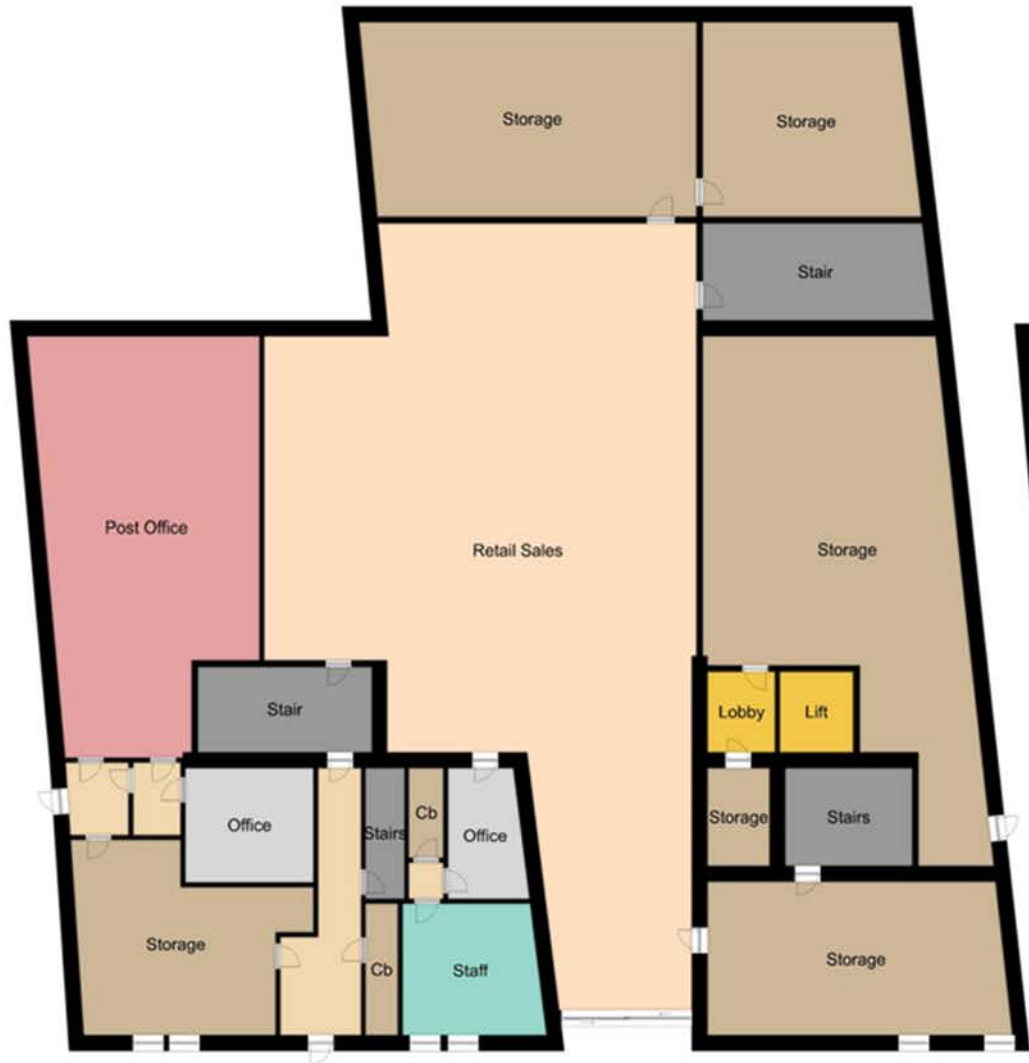
RATING

The rateable value is £21,000.



INDICATIVE FLOORPLANS

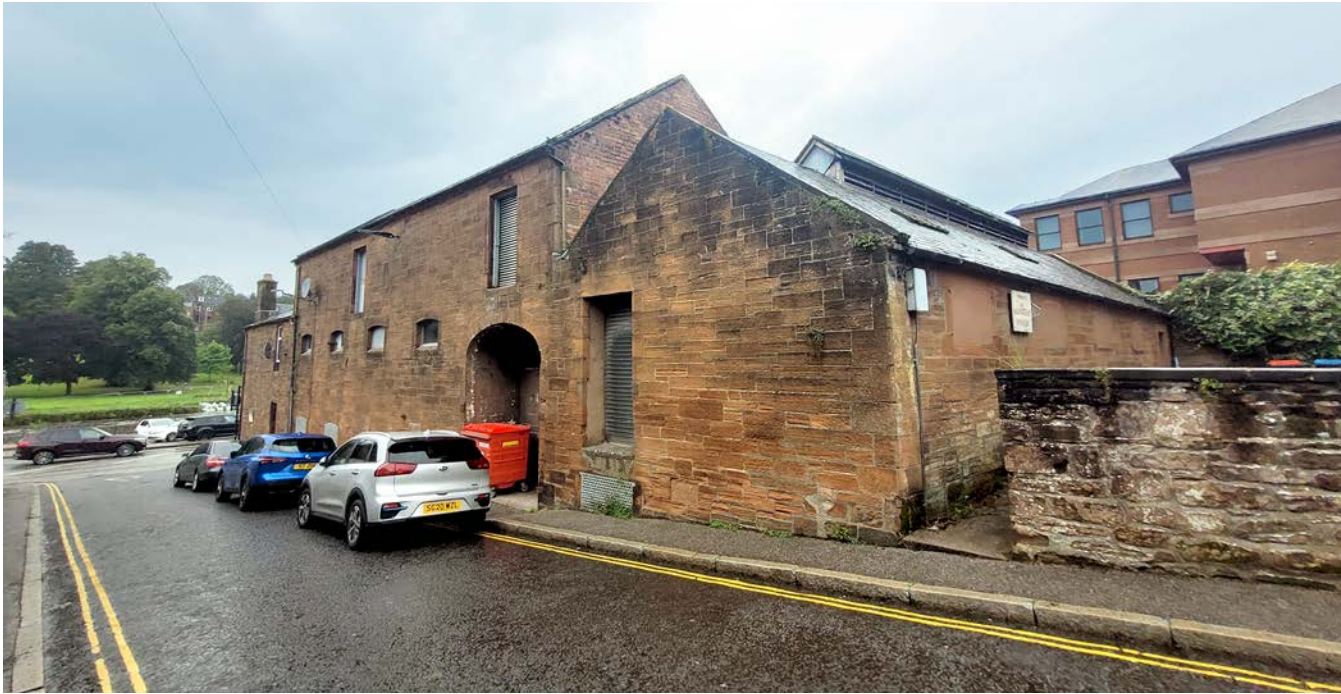
NOT TO SCALE



GROUND FLOOR



FIRST FLOOR



RENT/PRICE

Rental offers of £30,000 are invited, exclusive of VAT.

The building has potential for sub-division in to a variety of areas for alternative uses and rental details of sub-divided areas are available upon request.

Offers over £260,000 are invited for our clients heritable interest.

EPC

EPC available upon request.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-

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