



PURCHASE
OFFERS
INVITED

SALON / RETAIL / OFFICE

- > MODERNISED PROPERTY
- > THREE STOREY BUILDING
- > LOCATED WITHIN PEDESTRIANISED ZONE
- > CLOSE PROXIMITY TO FREE PUBLIC PARKING
- > QUALIFIES FOR 100% RATES RELIEF
- > WELL SUITED TO A VARIETY OF COMMERCIAL USES (STC)
- > SCOPE FOR REDEVELOPMENT TO INCLUDE RESIDENTIAL FLATS (STC)

FOR SALE (MAY LET)

31 BANK STREET, DUMFRIES, DG1 2PA

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DESCRIPTION

The subjects comprise a three storey, mid-terraced salon premises. The main walls are mostly of traditional masonry construction under a series of flat fibreglass and pitched & tiled roofs. We understand the roof was replaced circa 2017.

The property has a modern metal & timber clad ground floor sales frontage, including aluminium casement display windows and customer entrance door. The remainder of the front elevation has a painted render finish.

We are advised that the property was refitted toward the end of 2020. The internal accommodation extends to the following:

- Ground Floor Reception & Salon Space
- First Floor Salon Space & Two Private Treatment Rooms
- Top Floor Staff Welfare, Storage & Toilets

The unit is finished to a high standard with tile, laminate and vinyl floor coverings together with painted walls and ceilings. The ground floor reception has a stone clad feature wall and timber point-of-sale counter.

FIXTURES & FITTINGS

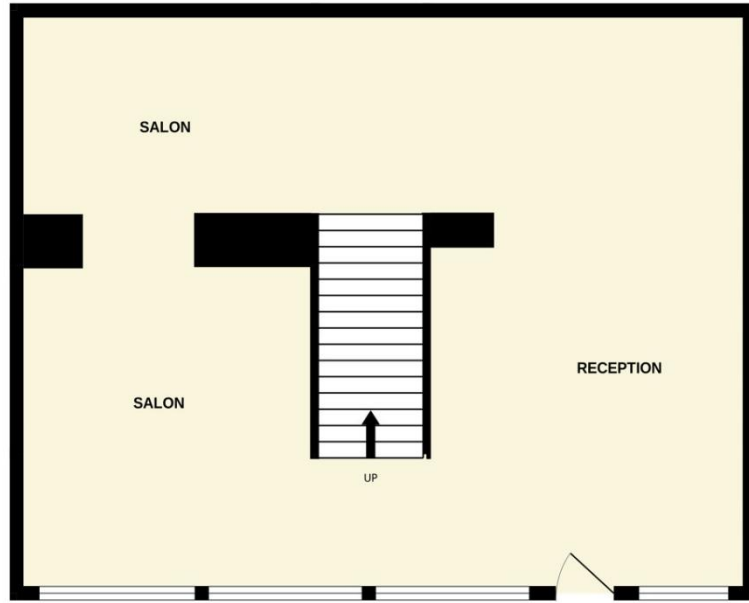
All of the fixtures and fittings are available through separate negotiation. A full inventory will be provided upon request from genuinely interested parties.

SERVICES

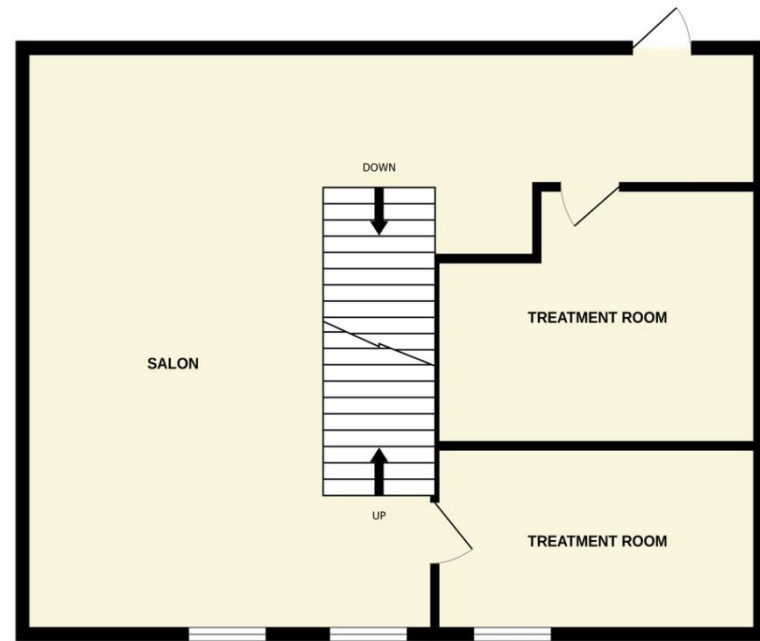
Mains water, electricity and drainage.

The property is served by wall mounted climate control units.





Ground Floor



First Floor



Top Floor

FLOOR AREAS

	m ²	ft ²
Ground Floor	68.66	739
First Floor	71.03	765
Top Floor	31.46	339
TOTAL	171.15	1,843

The above areas, which have been calculated from on-site measurements, have been calculated on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



LOCATION

Dumfries, with a population of around 33,000 is the largest town in Dumfries & Galloway and is therefore Southwest Scotland's main shopping centre. The town lies approximately 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. The A709 provides the shortest link to the A74(M) motorway at Lockerbie, which is some 12 miles distant.

The property occupies a very accessible position within Dumfries town centre and lies on the northern side of Bank Street, at the edge of the pedestrianised zone.

Bank Street forms a link between the prime retailing district of Dumfries High Street and the waterfront area of Whitesands.

On-street parking is available in the immediate vicinity with free long stay public car parking and main public transport links within easy walking distance.

PRICE, RENT & LEASE TERMS

Purchase offers are invited for our client's heritable interest.

The property is available as a whole or as separate floors, with rental offers also invited.

A new lease will be prepared on a Full Repairing and Insuring (FRI) basis. Flexible lease terms are available including partial sub-letting.

PLANNING

We are verbally advised that the property is currently registered for Class 1A (Retail / Professional) use. The unit is however well suited to a variety of alternative commercial uses, subject to Local Authority consents.

In addition, there is scope to redevelop the building and create multiple units, with the possibility of an upper floor residential flat(s), subject to Local Authority consents.

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

RATING ASSESSMENT

RV - £9,950. The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

VALUE ADDED TAX

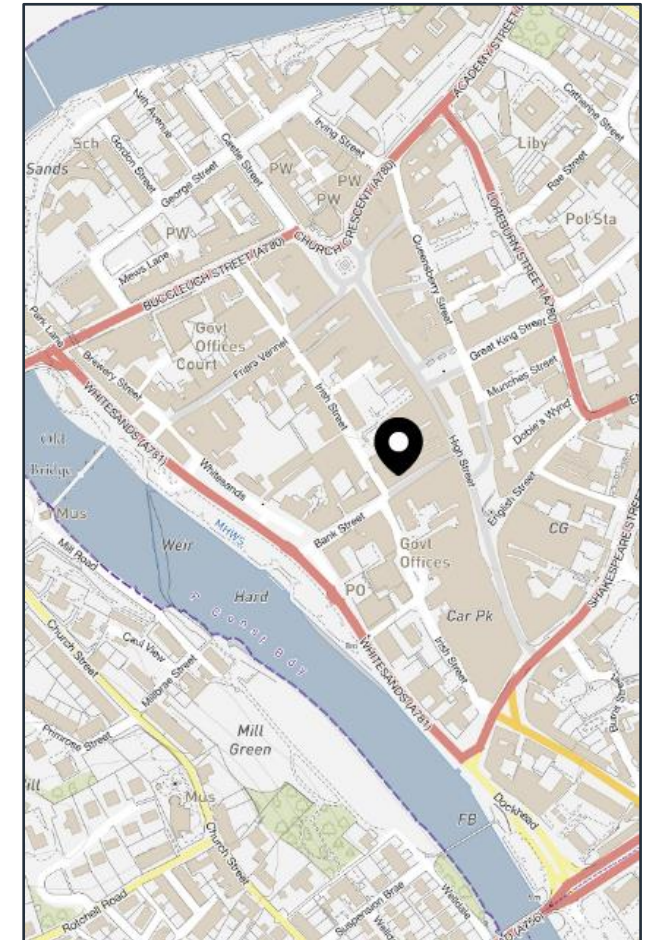
We are verbally advised that the property is not VAT elected.

LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the purchaser/tenant will be responsible for LBTT, registration dues and VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: G
A copy of the EPC is available on request.



For further information or viewing arrangements please contact the sole agents:

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