

# TO LET SUBSTANTIAL RETAIL PREMISES 167 IRISH STREET DUMFRIES DG1 2AD

**crichton**property  
consultancy

Chartered Surveyors & Commercial Property Consultants

## LOCATION

Dumfries is an attractive market town and Regional capital of south west Scotland, lying approximately 76 miles south of Glasgow and 34 miles north west of Carlisle. Dumfries has a resident population of around 32,000 people with Dumfries and Galloway District having a population of approximately 150,000.

## SITUATION

The subjects occupy a commanding trading location on the south west side of Irish Street close to its junction with Friars Vennel. The subjects are outlined in red for identification purposes. A small area of the car park is owned by Scottish Power for a future substation.

## DESCRIPTION / ACCOMMODATION

The property comprises ground and first floor accommodation, all contained within a substantial two storey building. Car parking is available to the rear of the subjects.

Areas are as follows:

Ground Floor Area	12,250 sqft	1138.06 sqm
First Floor Sales	3750 sqft	348.38 sqm
First Floor Storage	4700 sqft	436.64 sqm

## RENTAL

Offers in the region of £60,000 per annum excl VAT are invited.

## LEASE TERMS

The subjects are being offered on a new FRI lease for a negotiable term incorporating periodic rent reviews.

## EPC

An Energy Performance Certificate has been commissioned and will be available in due course.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the ingoing tenant being responsible for any stamp duty, registration dues and Land & Buildings Transaction Tax (LBTT) incurred thereon.



## RATES

We understand from our enquiries of the Scottish Assessors that the subjects have a rateable value of:

RATEABLE VALUE

£39,000

CPC gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

## VAT

All prices, rents and premiums quoted are exclusive of VAT.

## DATE OF ENTRY

By Negotiation.

### Consultants:

Contact:

Tel:

Mobile:

Email:

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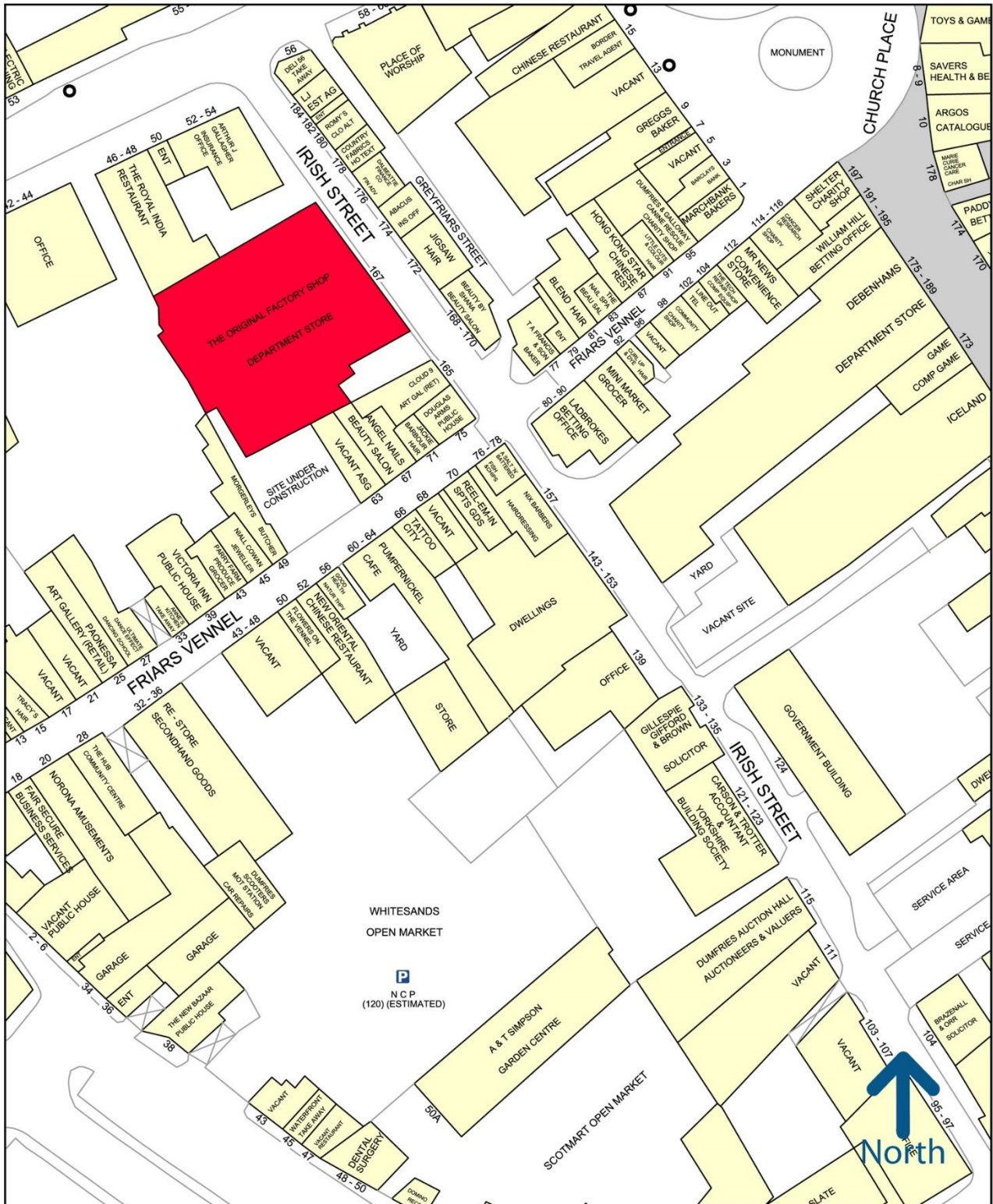
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Experian Goad Plan Created: 21/09/2018  
Created By: Crichton Property Consultancy Ltd

50 metres