

TO LET: PRIME RETAIL UNIT

40 HIGH STREET, DUMFRIES, DG1 2JA

DM HALL
CHARTERED SURVEYORS



- Prime retail position within Dumfries Town Centre
- Next to New Look, HSBC, Costa and Subway
- Class 2 consent, suitable for class 1 retail use
- Net Internal Area 251.14 sq.m (2,703 sq.ft) over two floors
- Rent £21,000 pax

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

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 opposite the Loreburne Shopping Centre. Immediate occupiers include New Look, River Island, HSBC, Costa, Subway and M&S, amongst others.

DESCRIPTION

40 High Street is the former 'Bet Fred' licensed bookmaker shop occupying a prominent position on the east side of High Street, in a mid-terraced position and contained over two floors.

The shop has double fronted display windows leading to a broadly triangular shaped retail premises, open plan sales on the ground floor with stores, ancillary and toilet accommodation on the first floor.

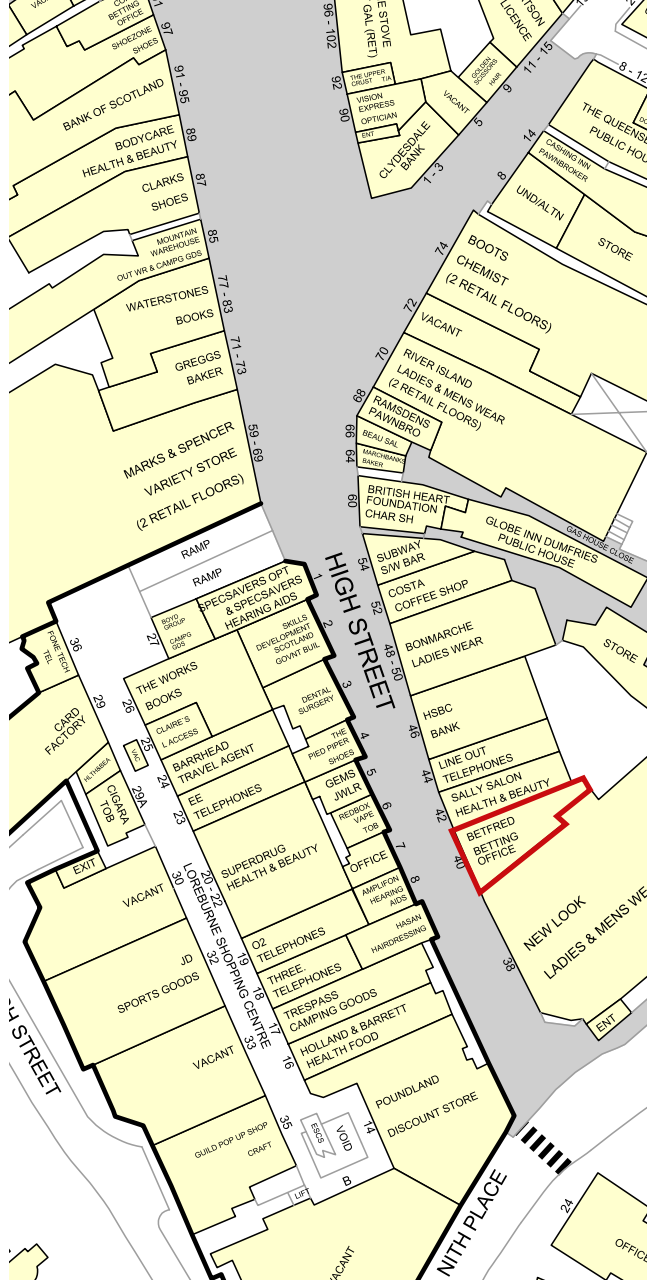
FLOOR AREA

The property extends to the following net internal floor areas:

Ground Floor	128.50 sq.m	(1,383 sq.ft)
First Floor	122.64 sq.m	(1,320 sq.ft)
Total	251.14 sq.m	(2,703 sq.ft)

RATING

The Rateable Value is £.27,250.



RENT

Rental offers of £21,000 per annum are invited on the basis of a new full repairing and insuring lease. The rent is quoted exclusive of VAT.

EPC

EPC available upon request.

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 joint agent:-

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DM HALL
 CHARTERED SURVEYORS

or

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 WSA2056

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