

# TO LET

128/132 High Street, Dumfries, DG1 2BG



## PRIME RETAIL UNIT

### Location

Dumfries is the principal retailing centre for the south west of Scotland benefiting from a population of approximately 32,000 persons and a district catchment estimated to be in the region of 148,000 persons. The town is located approximately 75 miles south of Glasgow and enjoys links with the M74 motorway network.

The property is located in 100% prime position on Dumfries High Street, with other occupiers located nearby including **WH Smith, Santander, Thompson, Burton & Dorothy Perkins.**

### Description

The property is a traditional sandstone 3 story building, with the available unit being over ground and basement floors as follows:

Gross Frontage	12.68m	
Basement	92.68 sq m	(998 sq ft)
Ground	148.89 sq m	(1,602 sq ft)

### Use

The property benefits from Class 1 and Class 2 consents, though interested parties should satisfy themselves on the Class 2 consent.

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### Rent

£45,000 pa.

### Terms

The property is available by way of a new long term full repairing and insuring lease.

### Rates

Rateable Value           £57,000 pa  
Rates payable           £27,474  
(excluding water and sewerage charges)

### EPC

A copy of the EPC will be made available as required.

### VAT

All figures are quoted exclusive of VAT.

### Legal Costs

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for Land and Buildings Transaction Tax, Registration Dues and VAT incurred thereon.

### Viewing & Further Information



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Richard Criss  
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#### IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. July 2015.