

For Sale or To Let

**156-158 High Street
Dumfries
DG1 2BA**

Development Potential



Substantial accommodation available to let or for sale. Alternative uses such as café, restaurant, treatment or consulting rooms considered. Central location in main retail area. Residential conversion possibilities.

Location

Dumfries is the largest town within the Dumfries and Galloway region with a population of approximately 35,000 but with a district population of 148,000. The town lies on the A75 trunk road linking Stranraer and the Irish ferries with the M74 at Gretna. Dumfries is approximately 70 miles east of Stranraer and 35 miles north-west of Carlisle with no significant retail centres competing with Dumfries in the immediate vicinity.

The premises plan are situated in the centre of Dumfries above premises occupied by Moshulu and Klick Photopoint, with access from a passage adjacent to the Hole 'l' the Wa' Inn.

Description

The premises comprise self-contained accommodation over 1st and 2nd floors with ancillary storage accommodation on the attic floor. The accommodation could be split if required.

Accommodation

First floor offices	55.6 sq m	(599 sq ft)
Second floor offices	73.0 sq m	(786 sq ft)
Attic storage	45.1 sq m	(485 sq ft)
Total NIA	173.7 sq m	(1,870 sq ft)

NB. The accommodation can be divided on a floor-by-floor basis and further information is available on request.

Planning

Verbal enquiries of Dumfries and Galloway Council have revealed that they would be prepared to consider alternative uses for the upper floors including consulting rooms, cafe, restaurant, health care etc. In addition, residential conversion would receive support, in principle, from the local planning authority. Further details are available on request.

Terms

£7,500 pa or offers around £110,000.

Tenure

The accommodation is available to let on a 3-year FRI lease. Alternatively, our clients would consider a sale of the premises.

Rateable Value

To be assessed separately.

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of the new lease.

VAT

All prices, rentals and outgoings where quoted, are exclusive of, but may be liable to, VAT.

Viewing

Peill & Company, tel 0845 450 4444 (Simon Adams dealing) simon@peill.com

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