

**Prime shop to let on a new lease**

**158 High Street  
Dumfries  
DG1 2BA**



Dumfries is the main market town in south west Scotland and is the dominant retail centre for the region being approximately 35 miles west of Carlisle, and 55 miles east of Stranraer. The town lies just off the A75 trunk road and serves a much wider catchment incorporating the surrounding area of Dumfries and Galloway and is the regional centre for south west Scotland.



### Location

The subject property occupies a prime location on the High Street immediately opposite Iceland, Debenhams Department Store and with other occupiers in the immediate vicinity including Cumberland Building Society, Santander, RBS and a range of independent traders.

### Description

The property comprises a ground floor shop with ancillary accommodation at first floor level and offers an excellent opportunity for a retailer to trade in a very busy position within the town centre, close to national occupiers, together with the benefit of strong independent traders.

### Accommodation

The property offers the following accommodation:-

Ground floor sales area	27.97 sq m	(301 sq ft)
First floor ancillary	21.36 sq m	(230 sq ft)
<b>Total NIA</b>	<b>49.33 sq m</b>	<b>(531 sq ft)</b>

### Terms

The property is available to let on the basis of a new lease for a term of 3 years or longer subject to 3-yearly rent reviews.

### Rent

£10,000 per annum

### Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £6,500  
UBR – 49.9p (2020/2021)

Applicants are advised to make their own enquiries of the local rating authority.

**NB.** Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

### Energy Performance Certificate

To be provided.

### Legal Costs

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

### VAT

The property is not presently registered for VAT, but all prices, outgoings and rentals are quoted exclusive of VAT.

### Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings.

### Anti-money laundering

**In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity**

NB: An employee of Peill & Co has a financial interest in this property

#### IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.



**IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991**

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.