

**TO LET – PRIME RETAIL UNIT**  
175 HIGH STREET, DUMFRIES, DG1 2QT



- **PROMINENT HIGH STREET LOCATION**
- **WELL CONFIGURED SPACE, BENEFITTING FROM CONSISTENTLY HIGH FOOTFALL**
- **INCENTIVES AVAILABLE, SUBJECT TO COVENANT**

**LOCATION**

Dumfries is the regional shopping and administrative centre for South West Scotland with a resident population of 32,000 and an estimated catchment of 110,000 persons.

The subjects comprise a ground floor and first floor purpose built shop unit, with ancillary basement storage located within in a self contained building.

The premises are positioned on the pedestrianised High Street, adjacent to **Debenhams** and **Iceland**, with nearby occupiers including **Starbucks**, **Argos**, **RBS**, **Savers** and **Ryman**.

**ACCOMMODATION**

The subjects are configured over ground and first floors extending to the following approximate net internal areas:-

Ground Floor	105.52 sq m	1,136 sq ft
First Floor	89.65 sq m	965 sq ft
<b>Total</b>	<b>195.17 sq m</b>	<b>2,101 sq ft</b>

**USE**

Class 1 (Retail).

**TERMS**

Subject to vacant possession, the subjects are available on a new full repairing and insuring lease, of negotiable length, incorporating 5 yearly upward only rent reviews.

**RENT**

Rental offers in excess of **£25,000 per annum** exclusive are invited.

**RATES**

We are verbally informed by the Local Authority that the 2019/20 Rateable Value of the shop is:-

Rateable Value	£28,900
Commercial Rate Poundage	£0.49
(exclusive of water and sewerage rates)	

**EPC**

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

**LEGAL COSTS**

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, registration dues and VAT incurred thereon.

**VAT**

All figures are quoted exclusive of VAT.

**VIEWING**

Strictly by appointment via the sole agent:-

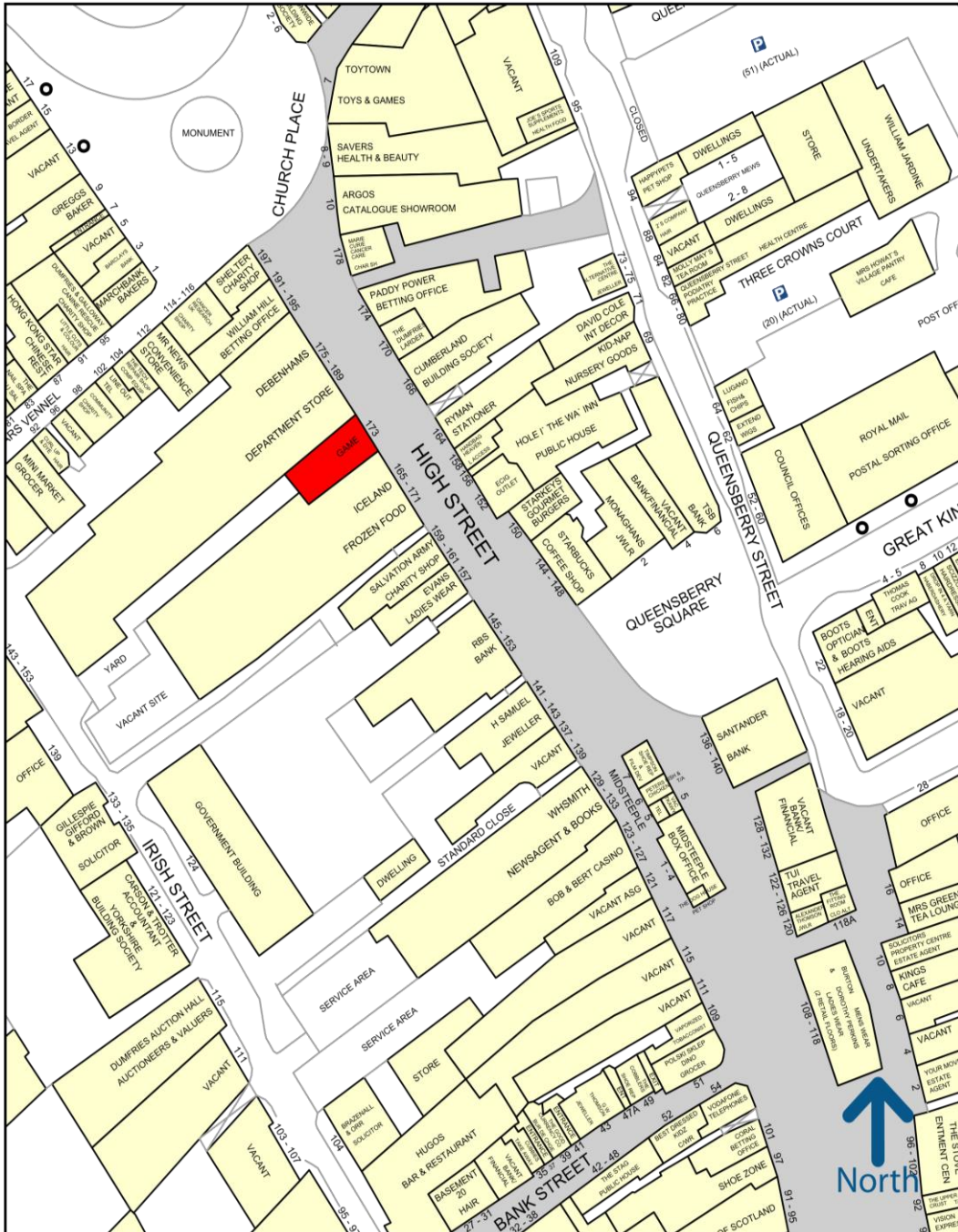
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Not to scale.  
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