

# TO LET (MAY SELL)

## RETAIL / PROFESSIONAL

Well presented & modernised  
ground floor unit

Prime town centre pitch

NIA: 79.99 sq.m. (861 sq.ft.)

Qualifies for 100% rates relief  
(subject to occupier eligibility)

Offers Around: £9,600 p.a.x.

Price On Application



VIRTUAL TOUR



WHAT 3 WORDS



52 HIGH STREET, DALBEATTIE, DG5 4AB

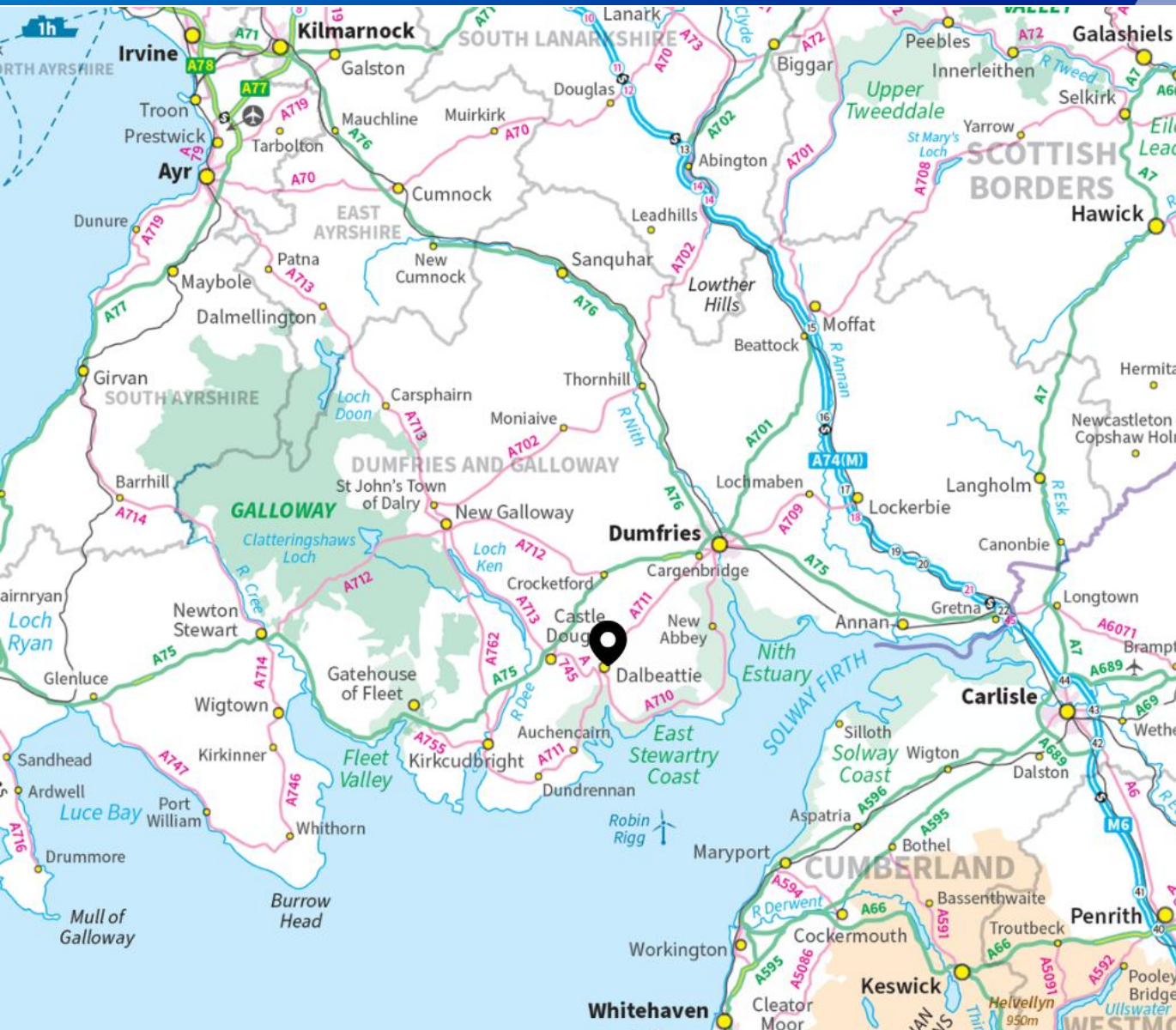
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# Location

52 HIGH STREET, DALBEATTIE, DG5 4AB



**The subjects occupy a prime trading position within one of the main gateway towns to the picturesque Solway Coast.**

Dalbeattie lies within the Urr valley and forms one of the principal district towns in the Dumfries & Galloway council area, with a population of around 4,200.

The town is positioned on the A711, at its junctions with the A710 coastal road and the B794.

The regional capital of Dumfries lies around 14 miles to the northeast, with Castle Douglas approximately 6 miles to the west.

The A75 trunk road is circa 4 miles to the north at Haugh of Urr via the B794.

Tourist trade is generated from several nearby holiday destinations set along the A710, part of the South West Coastal 300, such as the charming seaside villages of Kippford and Rockcliffe.

Day visitors are also attracted to the area through a variety of outdoor pursuits, including one of the world-class 7stanes mountain bike trails.

The property fronts the High Street and core traffic thoroughfare, situated near to its junction with Alpine Street and lying adjacent to the Jubilee Memorial Fountain.

Surrounding retailers include the Post Office, Well Pharmacy, SPAR, and The Co-Op.

Public parking is available around 80 yards to the northeast. There is also a bus stop in close proximity.

**Well presented and adaptable unit set within the heart of established town centre retailing area**

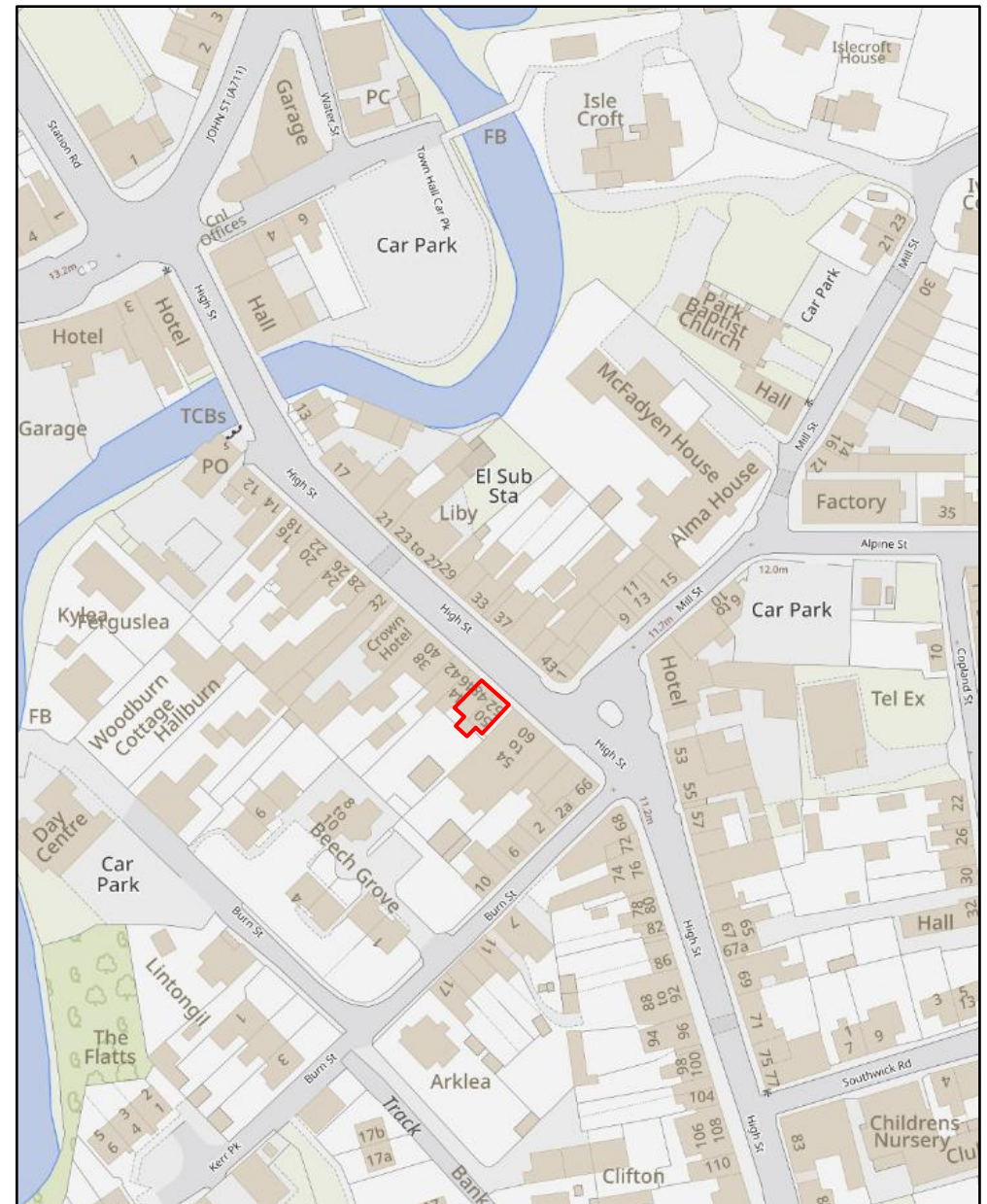
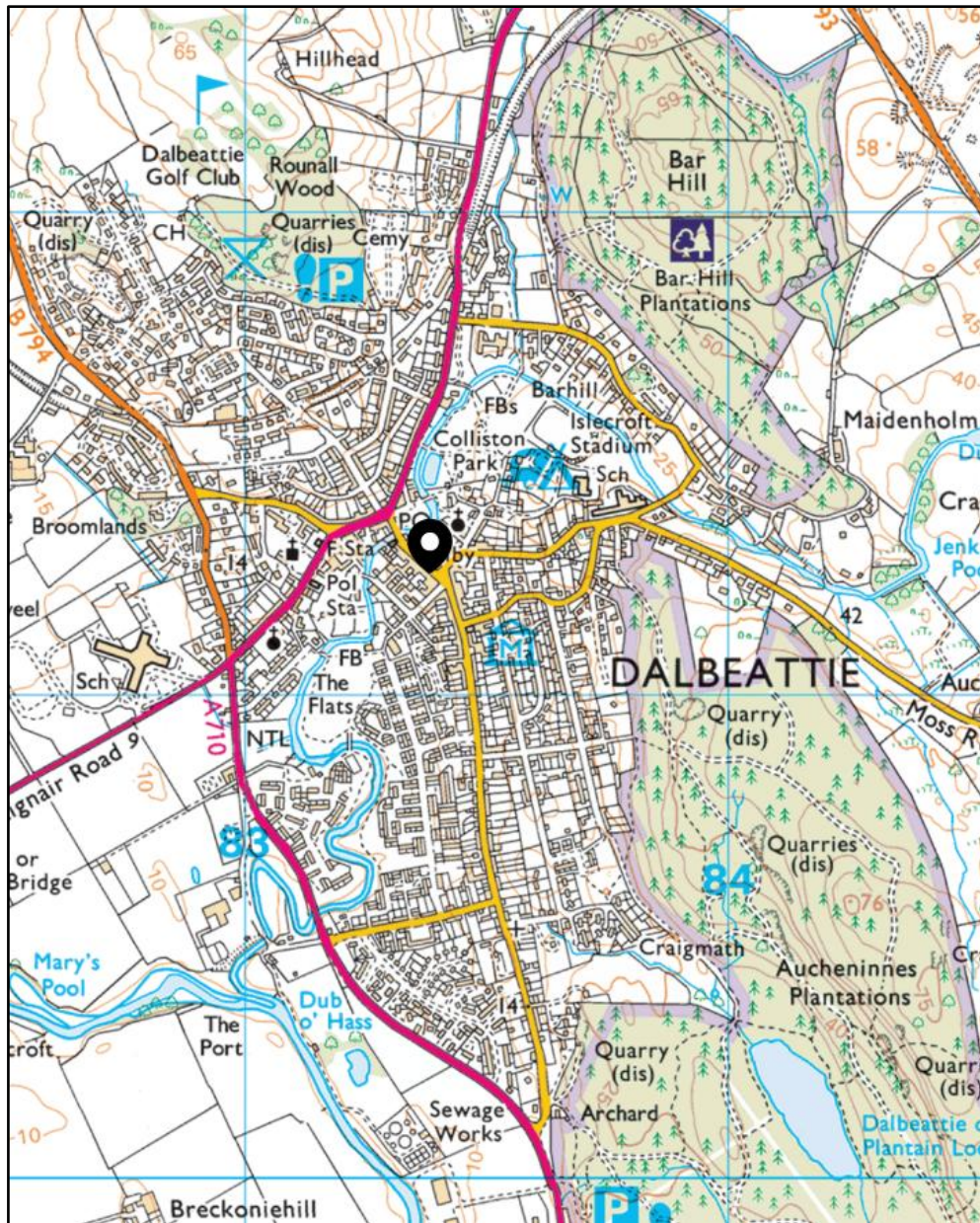


FIND ON GOOGLE MAPS



# Location Plans

52 HIGH STREET, DALBEATTIE, DG5 4AB





# Description

52 HIGH STREET, DALBEATTIE, DG5 4AB



**The subjects comprise a modernised ground floor unit that offers genuine walk-in condition.**

The unit forms part of a larger two storey mid-terraced tenement, with the rear accommodation also contained within a single storey extension.

The buildings are of traditional stone / brick construction, with painted render / roughcast external finishes, surmounted by a series of pitched and slate clad roofs.

The sales frontage benefits from four large double-glazed uPVC casement display windows, together with a centrally positioned entrance door with glazed upper panel, resulting in good levels of natural daylight internally.

We understand the property was extensively refurbished circa 2019.

Accommodation:

Open-Plan Sales Area

Two Stores

Staff Room / Utility Area & WC

The sales area is finished to a high standard with laminate flooring, slat-wall cladding, and painted ceiling incorporating flush downlighters and surface mounted feature lighting.

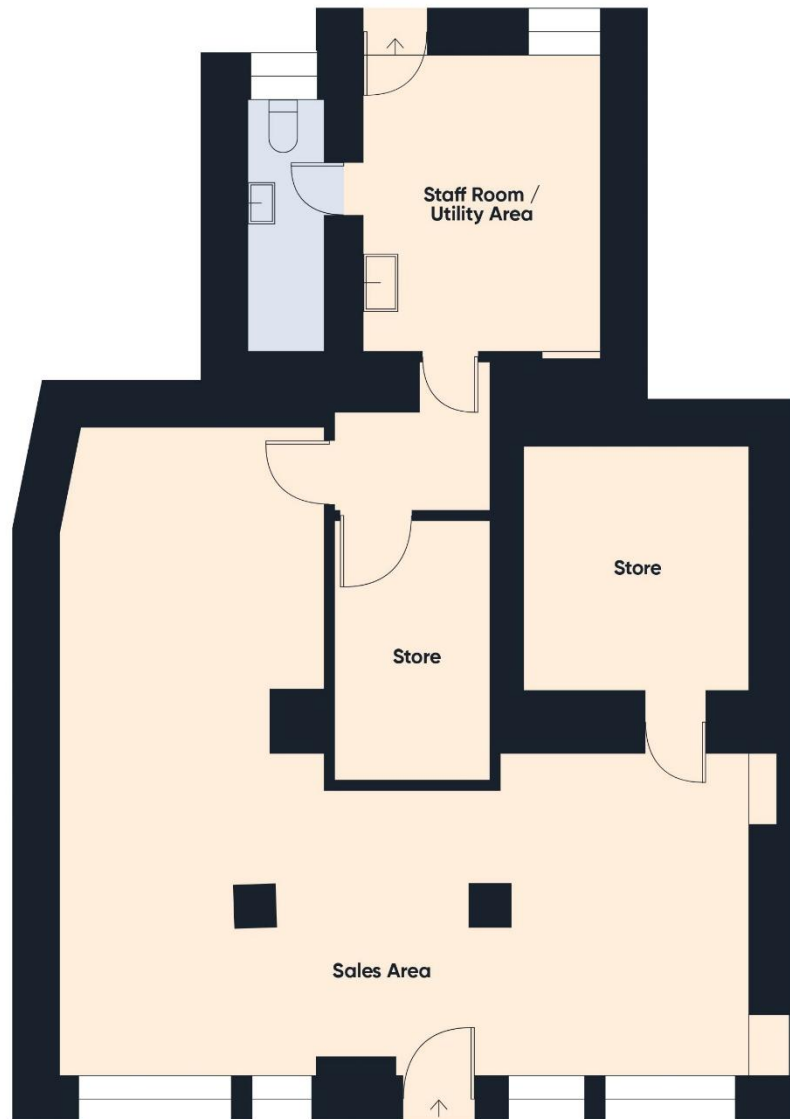
FLOOR AREA	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	79.99	861

The above floor area has been calculated from on-site measurements and is stated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



# Floor Plan

52 HIGH STREET, DALBEATTIE, DG5 4AB





## Services

The property is connected to mains supplies of water and electricity. Drainage is assumed to be into the main public sewer.

Space heating is provided by electric panel radiators.

Hot water is provided by an electric boiler.

## Planning

We assume the subjects benefit from Class 1A (shops, financial, professional & other services) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property is however well suited to alternative commercial use, subject to Local Authority consents.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

## Rateable Value

Current RV: £5,000

Proposed RV: £5,800

The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme, subject to occupier eligibility.

## Rent & Lease Terms

Rental offers around **£9,600** per annum are invited

The subjects are available by way of a new Full Repairing & Insuring (FRI) lease, for a flexible term, incorporating a regular review pattern.

Tenant incentives may be available, subject to the proposed length of lease.

## Price

Price on application.

## VAT

We are verbally advised that the property is not VAT elected.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The Tenant / Purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

## Energy Performance Certificate (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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