

INVESTMENT FOR SALE

RETAIL

Very prominent end-of-terrace
three-storey & attic unit

Fronting pedestrianised High Street
& overlooking Burns Statue Square

FRI lease to Marie Curie
terminating 6th July 2028

Rent rebased at £10,000 + VAT p.a.

Qualifies for 100% Rates Relief
(subject to occupier eligibility)

Offers Over: £120,000 + VAT

360°

VIRTUAL TOUR



WHAT 3 WORDS



178 HIGH STREET, DUMFRIES, DG1 2BA

CONTACT: Fraser Carson: f.carson@shepherd.co.uk

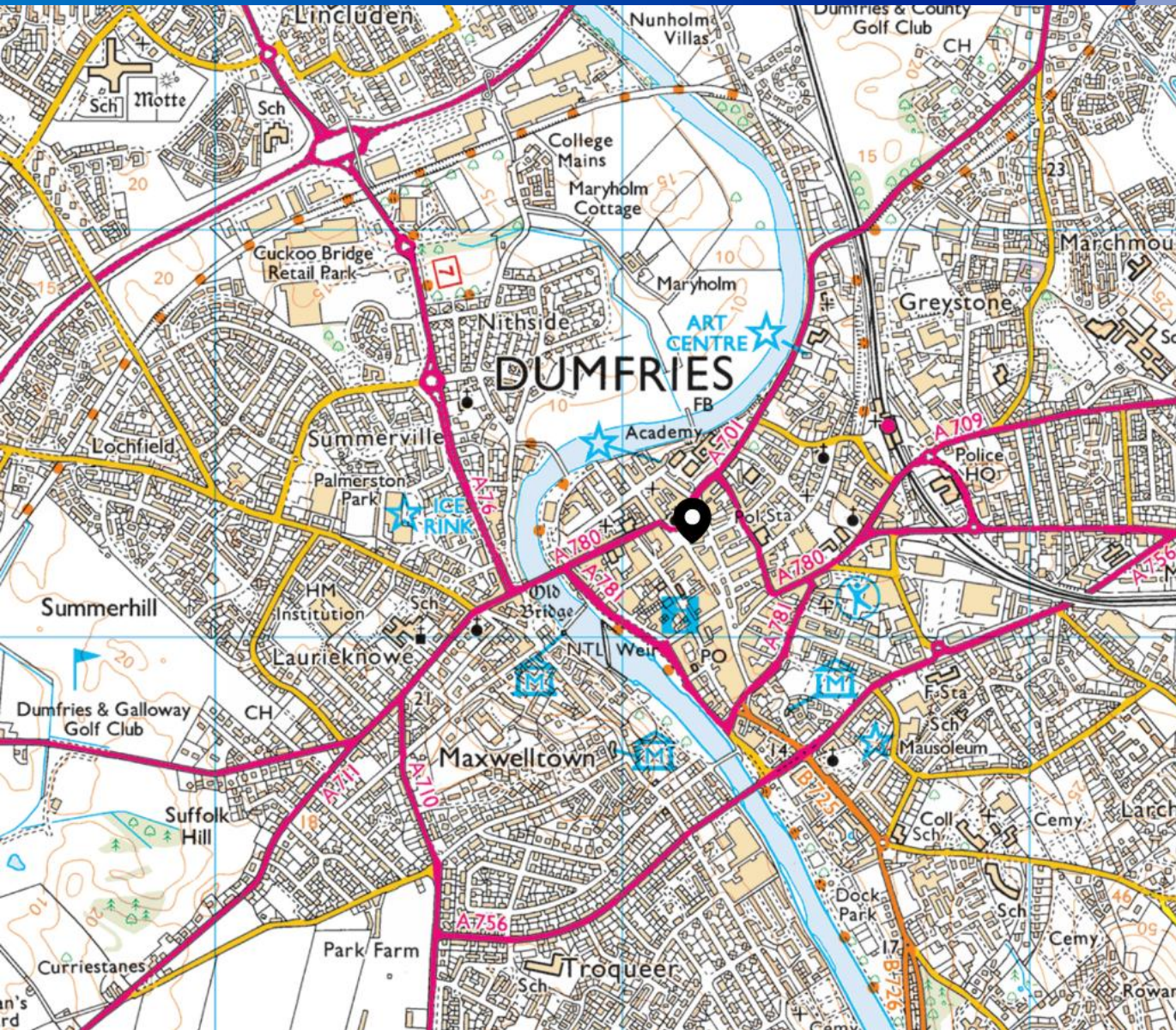
Robert Maxwell: robert.maxwell@shepherd.co.uk | 01387 264333 | www.shepherd.co.uk





Location

178 HIGH STREET, DUMFRIES, DG1 2BA



The property occupies a very prominent position at the northern end of Dumfries' pedestrianised High Street, overlooking the regenerated Burns Statue Square.

Dumfries, with a population of around 33,000, is the largest town in Dumfries & Galloway as is therefore southwest Scotland's main shopping and administrative centre.

The town lies approximately 75 miles south of Glasgow and 34 miles northwest of Carlisle, occupying a strategic location at the intersection of the A75, A76, and A701 trunk roads.

Connections to the A74(M) / M6 motorway are available at Lockerbie via the A709, Gretna via the A75, and Beattock via the A701.

The A75 also provides a link to the Northern Irish ferry ports at Cairnryan.

The property is set within the prime retailing district which benefits from easy access to multiple car parks and several public transport links, including a train station on the Glasgow South Western Line.

Surrounding retailers include Nationwide, Boots, Savers, Argos, Greggs, Cancer Research UK, Shelter Scotland, Paddy Power, The Cumberland, Iceland, The Salvation Army, and Royal Bank of Scotland.

In addition, other nearby commercial premises include a JD Wetherspoon public house, an NHS dental clinic, professional offices, and salons.

Long-standing Marie Curie investment comprising highly visible unit within prime retailing area



FIND ON GOOGLE MAPS



Description

178 HIGH STREET, DUMFRIES, DG1 2BA



The subjects comprise a traditional end-of-terrace three-storey and attic building, with extensive preservation works undertaken by Marie Curie circa 2018.

The building is of stone construction, with a painted / rendered external finish, surmounted by a pitched and slate clad roof.

The unit benefits from a modern ground floor sales frontage consisting of two full-height display windows set either side of a recessed entrance door, all under full-span fascia signage.

The internal accommodation extends to the following:

Ground Floor
Open-Plan Sales Area

First Floor
Storage & Staff Room with fitted Kitchenette

Second Floor
Storage & WC

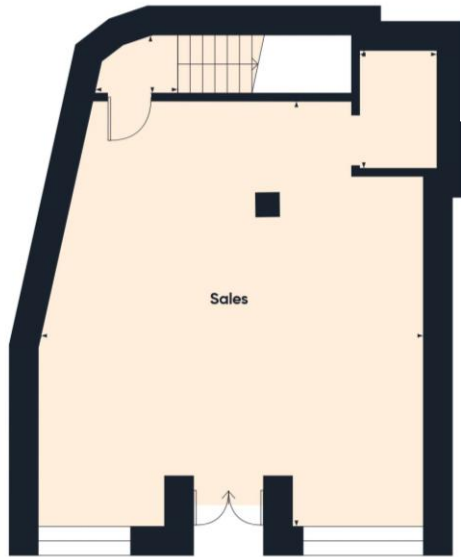
Attic Floor
Overflow Storage

The ground floor sales area is finished in line with the Tenant's corporate branding, including laminate flooring, painted walls, and suspended tile ceiling.

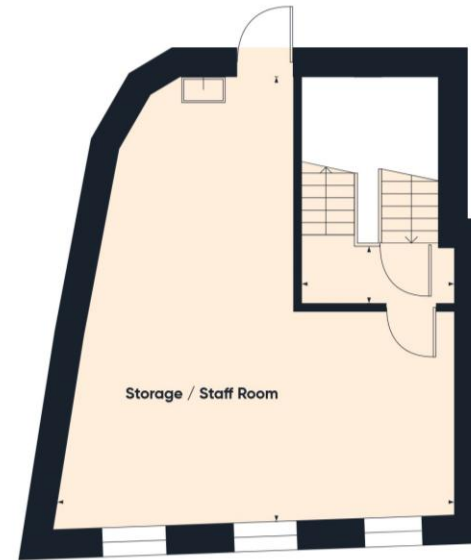
An external metal fire exit stair has been installed at the rear of the property and serves the first floor accommodation.

FLOOR AREAS	m ²	ft ²
Ground Floor	43.76	471
First Floor	34.06	367
Second Floor	30.26	326
Attic Floor	-	-
TOTAL	108.08	1,164

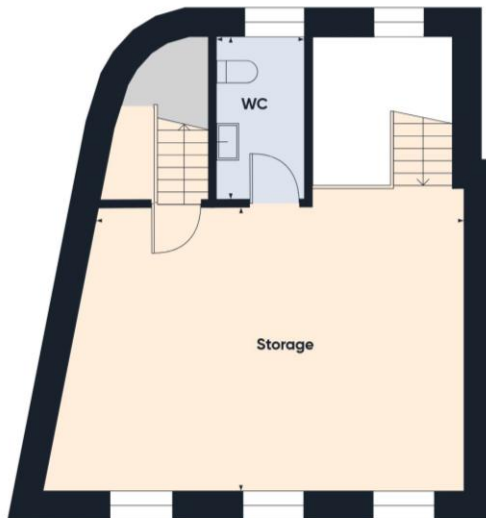
The above floor areas have been calculated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



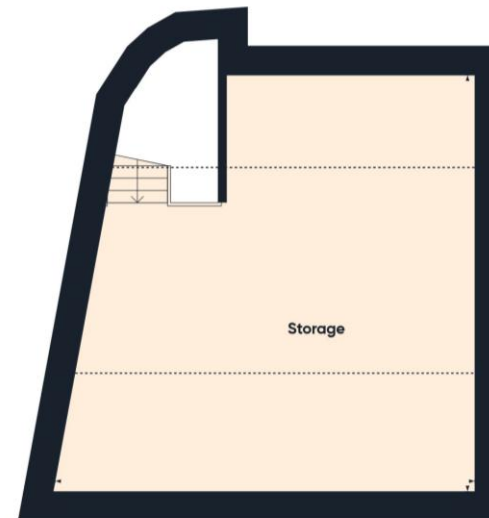
Ground Floor



First Floor



Second Floor

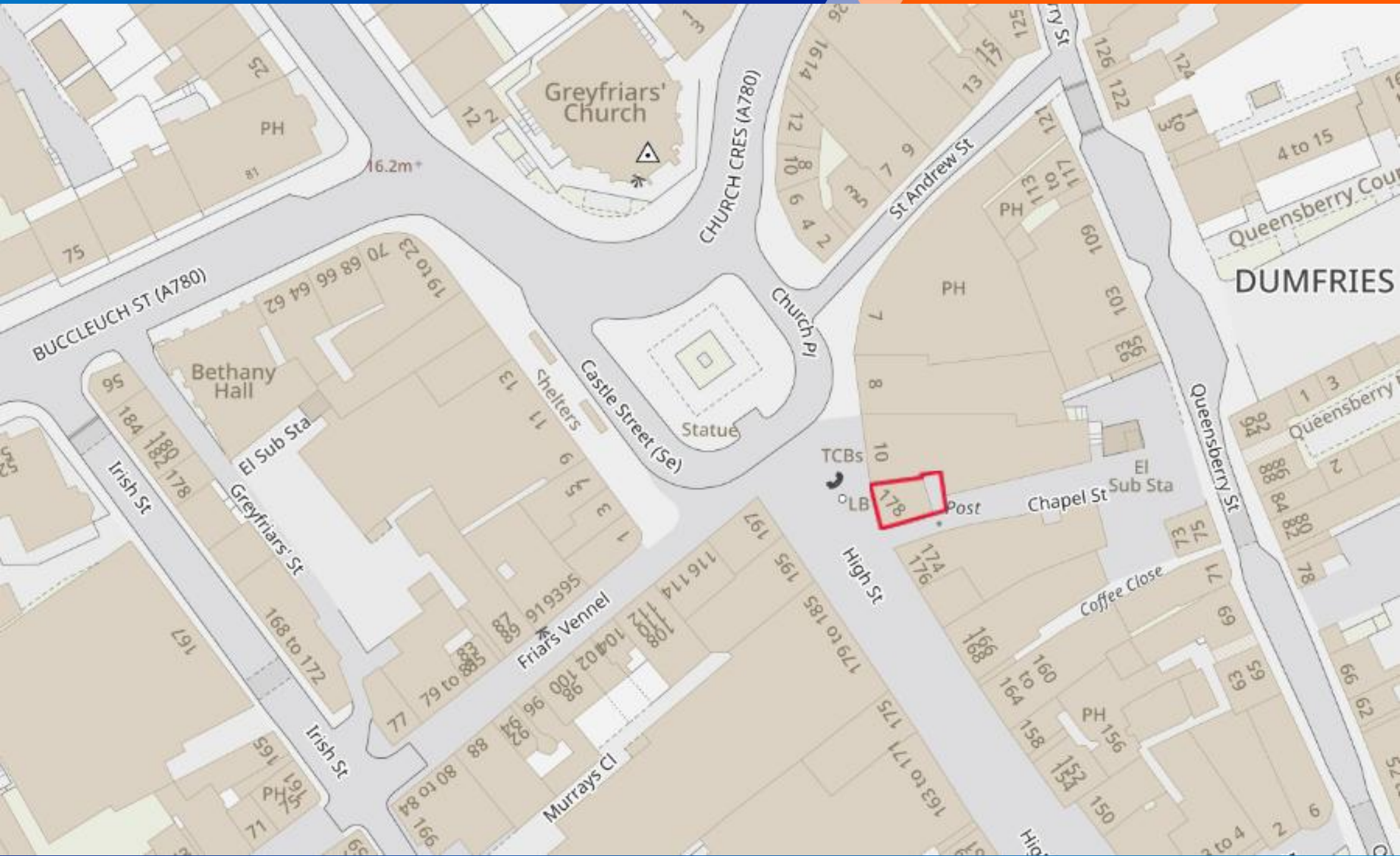


Attic Floor



Site Plan

178 HIGH STREET, DUMFRIES, DG1 2BA





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 / warm-air blowers. Hot water is delivered by instantaneous electric geysers.

A fire alarm system has been installed.

Rateable Value

Current RV: £8,200
Proposed RV: £7,000

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

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 or partial residential conversion, subject to Local Authority consents.

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

Grant funding for residential conversion may be available via the [Dumfries & Galloway Council Town Centre Living Fund](#).

The Tenant

Marie Curie is well established as the UK's leading end-of-life charity, and generates retail income from more than 130 stores throughout the country.

<https://www.mariecurie.org.uk/>

Lease Terms & Passing Rent

Marie Curie have occupied the subjects since 1997.

The original FRI lease has been extended / varied on three separate occasions, with the current termination date being 6th July 2028. There are no break options or rent reviews.

The passing rent is £10,000 + VAT per annum.

A Schedule of Condition over the external fabric was to be introduced following completion of Tenant works undertaken in 2018, however, this has not been presented.

Price & VAT

Purchase offers over **£120,000 + VAT** are invited.
We are verbally advised that the property is VAT elected.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

The 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:



Fraser Carson
f.carson@shepherd.co.uk



Robert Maxwell
robert.maxwell@shepherd.co.uk

Shepherd Chartered Surveyors
18 Castle Street, Dumfries, DG1 1DR
t: 01387 264333



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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