



## 50 Lincluden Road, Dumfries, DG2 0QB

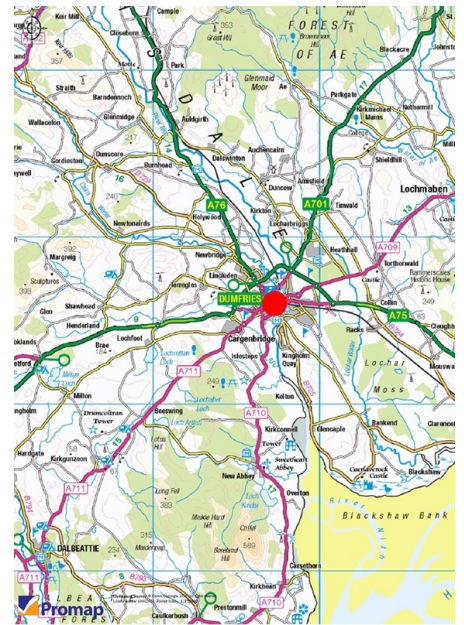
- Prominent retail unit on busy thoroughfare
- Cost effective rent
- Potential for 100% rates relief
- 54.11 sq m (582 sq ft)

The subjects comprise a ground floor mid-terraced retail unit within a mixed-use three storey building of brick construction with extension to the rear, surmounted by a pitched and slated roof. The building has roughcast render externally.

The unit is accessed via single-glazed double doors and features single-glazed frontage extending to approximately two-thirds of the ceiling height, providing good visibility for passing trade. The unit is fitted with electric double roller shutter doors for added security. The property also benefits from rear access via single pedestrian timber doors, fitted with external manual single roller shutter doors.

The subjects were previously fitted out as an office, and offer predominantly open-plan space with two partitioned cellular offices. To the rear, there is kitchen/tea prep area and WC facilities. The interior features a mix of concrete, carpet, and linoleum flooring, with plasterboard-lined, painted walls and timber doors throughout, providing a functional and adaptable workspace.

Services are of water, drainage and electricity. There are electric heaters.



## LOCATION

The subjects are located in Dumfries, the administrative centre of Dumfries & Galloway Council, with a resident population of approximately 33,700 (Census 2022). As the largest town in the region, Dumfries serves a broad rural catchment, acting as a key commercial, administrative, and service hub for the surrounding area.

The subject property is situated on Lincluden Road which is a well-connected thoroughfare in the Lincluden residential suburb, located on the Maxwelltown side of Dumfries. The road traverses a residential and local retail neighbourhood, with a range of commercial and community establishments nearby such as Lincluden Primary School. Neighbouring occupiers include Premier, Marchmont Bakers, Vintage Hair and New Moon Chinese.

The property benefits from on-street parking to the front of the premises and vehicular access to the rear via a crescent lane.

## SIZE

Floor	Sq Ft	Sq M
Ground	582	54.11

## RENT

£8,500 per annum.

## TENURE

Leasehold. The premises are offered on Full Repairing and Insuring terms.

## RATES

The subjects are currently assessed as a single entity with 52 Lincluden Road and require to be reassessed. The current Uniform Business Rate for the financial year 2025/2026 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

## USE CLASS

Retail / Office

## VAT

The rental is quoted exclusive of VAT. VAT is not currently payable upon the rent and any other charges.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

## EPC

EPC rating 'B'. Certificate available on request.

## To arrange a viewing contact:



**Deanna Hughes**

deanna.hughes@g-s.co.uk

07771 066 816



**Fraser Lang**

Fraser.Lang@g-s.co.uk

07803 896 978

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

Date of Publication: September 2025

AYR-2025-08-0062 (50)