



**To Let**  
**Prime Retail Unit**  
**Rent: £30,000 pa**  
**Ground Floor: 2,071 sq ft**

## Location

Dumfries, with a population of around 37,500, is the largest town in Dumfries and Galloway and is south west Scotland's main shopping and administrative centre. The town lies approximately 75 miles south of Glasgow and 34 miles northwest of Carlisle.

The subject property is located within Dumfries town centre on the West side of High Street within close proximity to the Loreburne Shopping Centre. Nearby occupiers include [Greggs](#), [Marks & Spencer](#), [Boots Chemist](#) and [Waterstones](#).

## Accommodation

The premises are arranged over ground and first floors and comprises the following approximate net internal areas:

Ground Floor: [2,071 sq ft / 192.41 sqm](#)  
First Floor: [1,339 sq ft / 124.44 sqm](#)  
Total NIA: [3,410 sq ft / 316.85 sqm](#)

## Lease

The subjects are available on a new 5 year FRI lease.

## Rent

[£30,000 pa](#)

## Rates

Rateable Value: [£40,500](#)  
UBR (2021/22): [£0.49](#)  
Rates Payable: [£19,845 pa](#)

## Planning / EPC

The premises benefit from having Class 1 consent and an EPC rating of D.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

