



The Granary, Dobies Building, Loreburn Street, Dumfries, DG1 1HN

- Town Centre Location
- Full Building
- Bar / Restaurant / Games Room
- Well Presented Unit
- Turn-Key Opportunity
- Capacity c.460
- Rent: £40,000p.a.x.
- Sale: Offers Invited

LOCATION

The property is situated on the west side of Loreburn Street close to its junction with English Street in Dumfries town Centre.

The area has recently seen extensive regeneration with a revitalised pedestrian precinct & bus terminus to the front, now known as "Burns Square". Dumfries is the largest town in Dumfries and Galloway with a resident population of c. 37,500 and is Southern Scotland's main shopping and commerce centre approximately 75 miles south of Glasgow via the M74 motorway network and the A75 trunk road. Shared private parking and on-street parking is available in close proximity. Neighbouring occupiers include Virgin Money, Boots, Specsavers, Sushi City and the Loreburn Shopping Centre.

PROPERTY

The property comprises an original 2-storey traditional red sandstone building under pitched slates roof, on a split-level site, with substantial 2 and 3-storey brick side and rear extensions with rear servicing access and external raised smoking deck. It has a substantial ground floor timber framed glazed frontage and internally has a split-level spacious ground floor with kitchen, first floor open plan bar, and basement cellar, storage, and plant room. Includes rear raised timber decking/smoking area

Formerly the Yard, the Granary was refurbished in 2016 and is a large modern unit, with a mixed clientele, providing big screens for live TV sport, with a late-night shift to a more party orientated crowd, who frequent the first floor which has a dance floor. With large comfort capacity of around 460, this is presently restricted to 100 seat ground and 52 on first. Opening hours currently 11am to 10pm.

AREA

Approx 4,860sq ft



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NAV/RV

£60,750

LICENCE

The property benefits from premises and on sales licence. The current opening hours are from 1100 - 2200

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £40,000p.a.x.

SALE

Our clients may consider disposing of their freehold interest, offers invited

V.A.T.

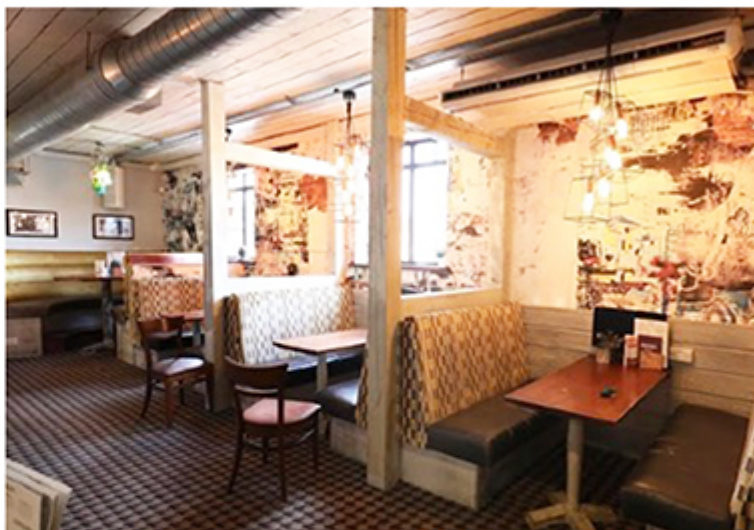
The transaction will be subject to V.A.T.

VIEWING

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction



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TSA Property Consultants

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Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.