



Former Coral, Edinburgh Road, Heathall, Dumfries DG1 1TZ

- Prominent Roadside Position
- Situated On Main Thoroughfare
- Stand Alone Unit
- 1,218sq ft
- Rates & V.A.T. Free
- Rent: o/o £15,000p.a.

LOCATION

The property is situated on the west side of Edinburgh Road, one of the main thoroughfares leading to and from Dumfries, on a highly prominent roadside position. Dumfries is a historic market town and the largest settlement in Dumfries and Galloway, located in southwest Scotland. Situated on the banks of the River Nith, near the Solway Firth and approximately 25 miles (40 km) north of the Anglo-Scottish border, it lies in the Southern Uplands. The town serves as the administrative and commercial centre for a large, mainly rural region stretching from the Galloway coast to the Scottish Borders.

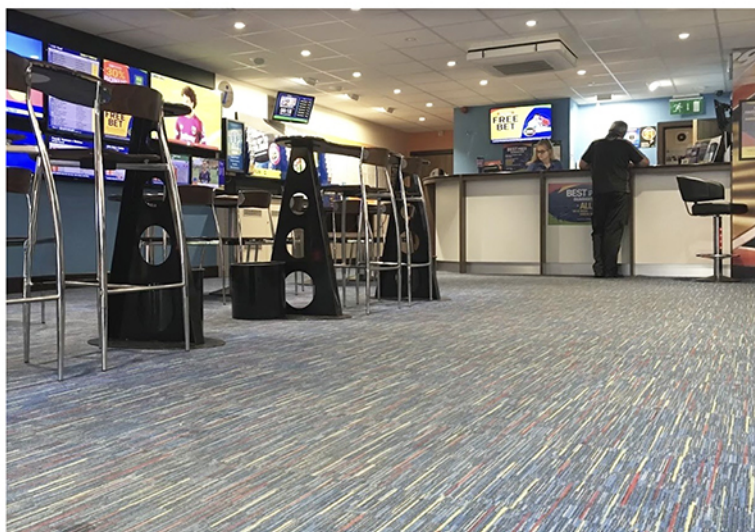
With a population of around 33,500–34,000, Dumfries benefits from a wide catchment area covering much of Dumfries and Galloway (total regional population ~146,000). It draws customers and visitors from surrounding towns and rural communities for retail, healthcare, education, and leisure services. The town enjoys good transport links, including Dumfries railway station with direct services to Glasgow (approx. 1 hour 45 mins), Carlisle, and Edinburgh. It is also well connected by road via the A75, A76, and A701, with regular bus services operating across the region and to major cities.

PROPERTY

The property comprises a stand alone single storey commercial development surmounted by a pitched roof with single glazed frontage. Internally the property offers an open plan retailing space with partitioned w.c. facilities and staff tea prep. The property benefits from air conditioning system recessed within the suspended acoustic tile ceiling.

AREA

113.15sqm (1,218sq ft)



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NAV/RV

£6,300

RENT

The property is available upon a new full repairing and insuring head lease for a negotiable term for o/o £15,000p.a.

V.A.T.

Figures quoted exclusive of V.A.T.

LEGAL

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

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

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.