

A3 (Restaurants and Cafes), Commercial
Development, Food & Beverage, Restaurant
TO LET / FOR SALE

TSA Property
Consultants



21 Loreburn Street, Dumfries, DG1 1HJ

TOWN CENTRE LICENSED BAR / DINER | LARGE BEER GARDEN | PRIME POSITION | 2 STOREY
DEVELOPMENT | WALK-IN CONDITION | RENT: £40,000p.a.x.

Summary

Tenure	To Let / For Sale
Available Size	4,860 sq ft / 451.51 sq m
Rent	£40,000 per annum
Rateable Value	£60,750
EPC Rating	Upon enquiry

Key Points

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

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Summary

Available Size	4,860 sq ft
Rent	£40,000 per annum
Rateable Value	£60,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

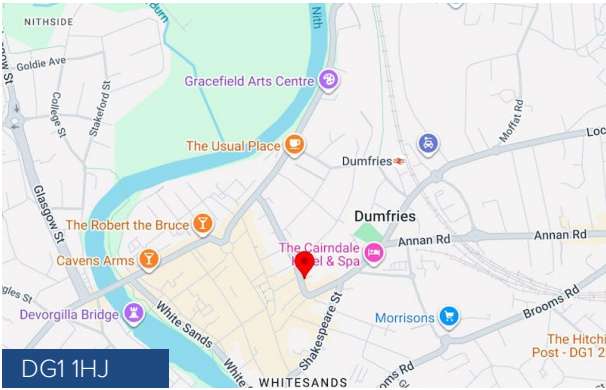
The property comprises an original 2-storey traditional red sandstone building under pitched slates roof, on a split-level site, with substantial 2 and 3-storey brick side and rear extensions with rear servicing access and external raised smoking deck. It has a substantial ground floor timber framed 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.

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.



Viewing & Further Information



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TSA Property Consultants

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 25/08/2026



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

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PROPERTY

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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.

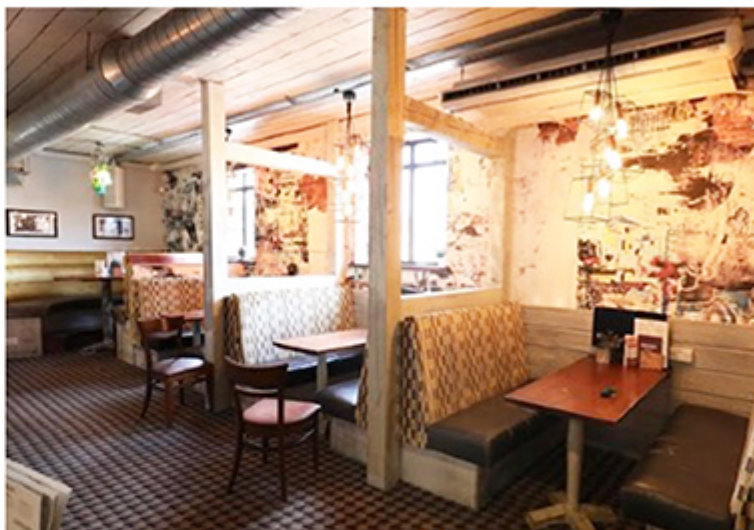
The transaction will be subject to V.A.T.

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.