

Retail, Retail - In Town

TO LET / FOR SALE

TSA Property Consultants



8 Academy Street, Dumfries, DG1 1BY

Town Centre Roll / Sandwich Shop | Rates & V.A.T. Free | 295sq ft | Available Immediately | Lease Incentives Available

Summary

Tenure	To Let / For Sale
Available Size	295 sq ft / 27.41 sq m
Rent	£5,200 per annum
Price	£50,000
Rateable Value	£1,950 SBBS
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- 295sq ft
- Rent: £100p/w
- Lease Incentives Available
- Rates & V.A.T. Free
- Sale: £50,000

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Summary

Available Size	295 sq ft
Rent	£5,200 per annum
Price	£50,000
Rateable Value	£1,950 SBBS
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The subjects comprise a ground-floor commercial unit in a traditional town-centre building. The accommodation lends itself to a range of Class 1 style uses (subject to planning) — retail, office, consultancy, salon or similar — and is offered in a form that an incoming occupier can take on and trade from. The property is available either to let on a new full repairing and insuring head lease, or for sale, giving occupiers and small investors a clean choice between occupation and ownership.

Area

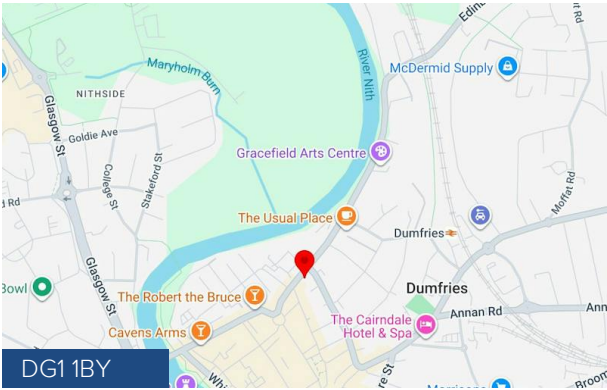
27.4sqm (295sq ft)

NAV/RV

£1,950

Location

8 Academy Street sits in Dumfries town centre, the principal commercial and administrative centre for Dumfries & Galloway. The street lies just off the main town-centre circuit, close to Dumfries Academy, local shops, professional offices and everyday amenities, with Dumfries railway station a short walk away. The A75 and A76 give straightforward access across the region and towards Carlisle, Glasgow and the M74. This is a practical, visible pitch for a local occupier who wants to be in the middle of town without a High Street premium.



Viewing & Further Information



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