

(DRAFT)
TO LET

Office / Professional

Set within town centre

Prominent pitch

Ground floor accommodation

NIA: 59.63 m² (642 ft²)

Qualifies for 100% rates relief

£10,000 + VAT per annum



VIDEO TOUR



WHAT 3 WORDS



1 CHURCH CRESCENT, DUMFRIES, DG1 1DF

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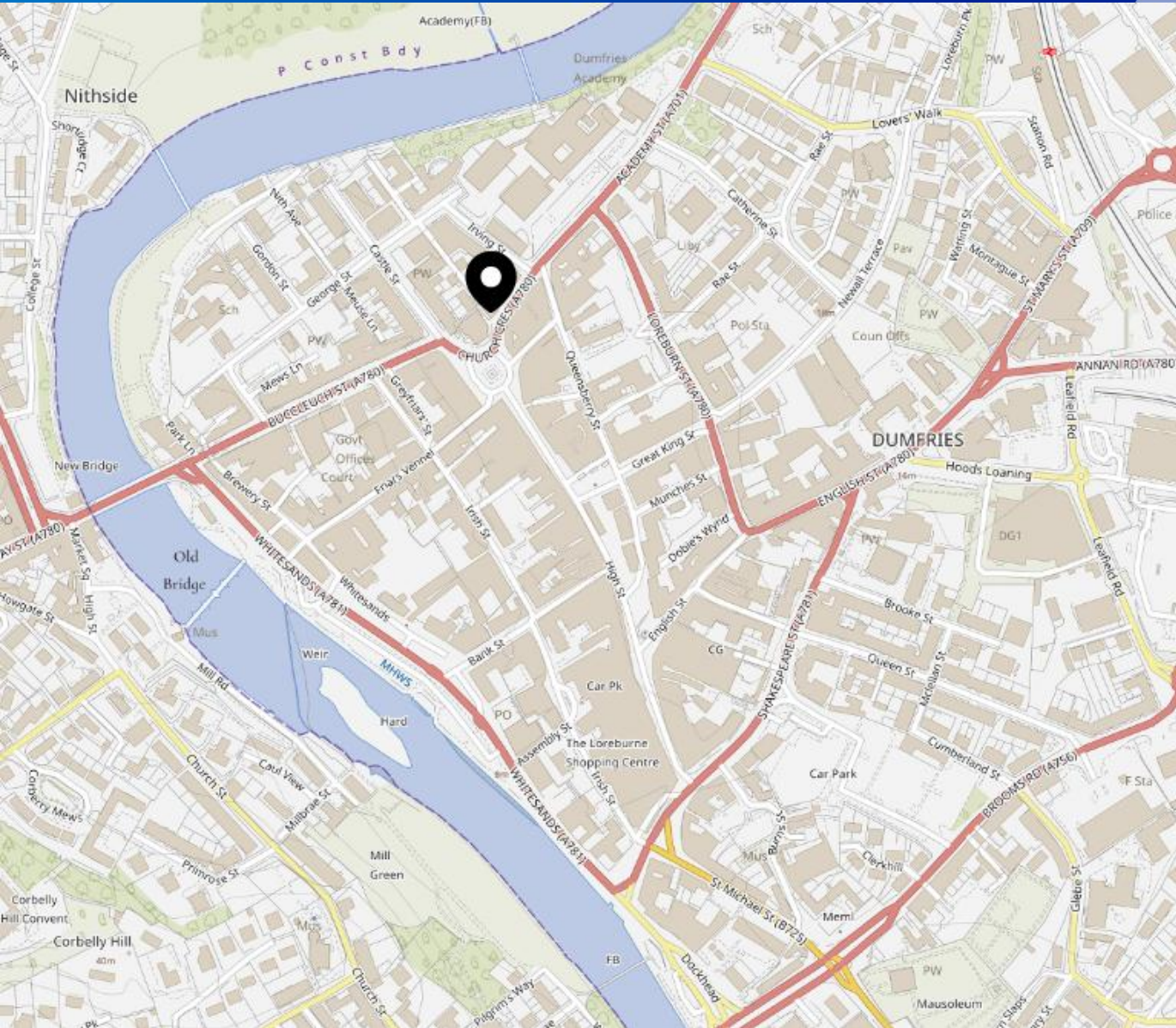
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Location

1 CHURCH CRESCENT, DUMFRIES, DG1 1DF



The property occupies a prime position within the town centre.

Dumfries, with a population of around 33,000, is the largest town in Dumfries & Galloway and is therefore southwest Scotland's main shopping and administrative centre.

The town lies approximately 75 miles south of Glasgow and 34 miles northwest of Carlisle, occupying a strategic location at the intersection of the A75, A76, and A701 trunk roads.

The A709 provides the shortest link to the A74(M) / M6 motorway at Lockerbie, although the A75 and A701 offer alternative routes dependant on the direction of travel, with junctions at Gretna and Beattock respectively.

The A75 also provides a link to the Northern Irish ferry ports at Cairnryan.

The subjects are set on the northern side of Church Crescent, near to its junction with Irving Street, within a mixed-use district at the northern end of the pedestrianised High Street.

There are several free public car parks and a bus stance / taxi rank within short walking distance.

Surrounding commercial properties include pharmacies, a doctor's surgery, dental surgeries, professional offices, public houses, restaurants, salons, and retail units.

Self-contained town centre office in visible location

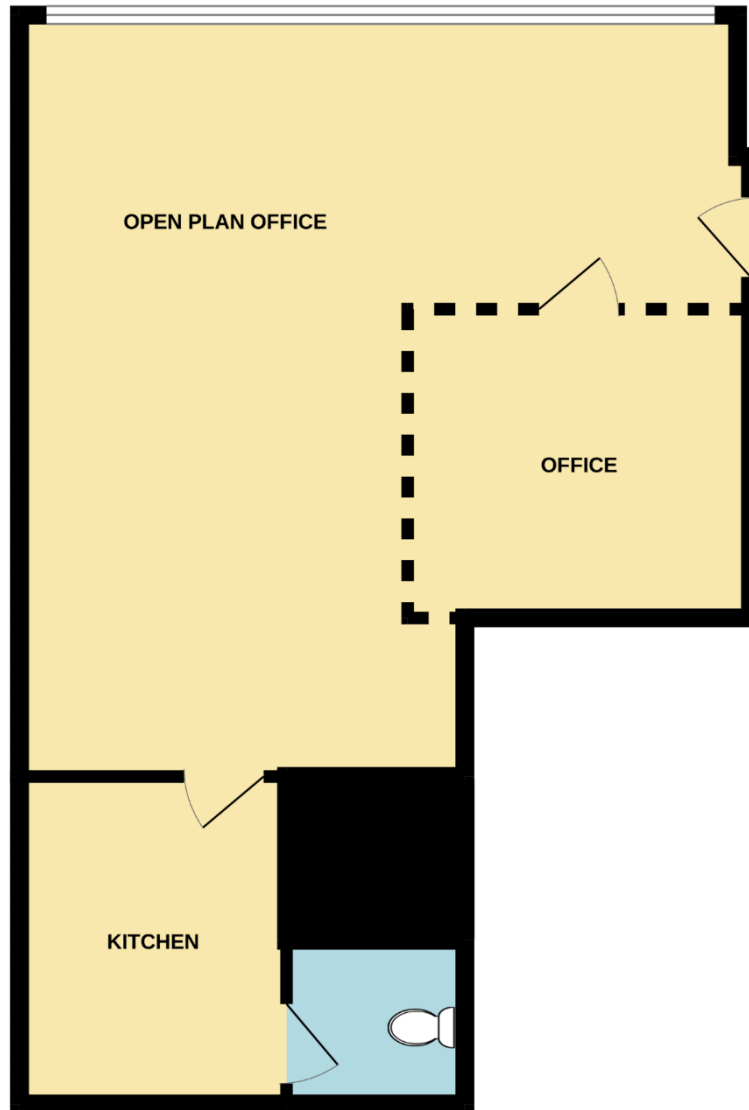


FIND ON GOOGLE MAPS



Description

1 CHURCH CRESCENT, DUMFRIES, DG1 1DF



Ground Floor

The office provides adaptable open-plan accommodation that can support a wide range of business operations.

The property comprises a ground floor office / retail unit of traditional construction, which forms part of a larger three storey end-terraced building.

The roof over is a mixture of pitched and slated and flat design. Rainwater goods are run in cast iron.

The sales frontage includes a large timber casement display window, glazed entrance door and glazed vestibule.

The internal accommodation comprises an open-plan office / sales area, kitchen and toilet. There is also a private office located directly off the main sales area.

The property has carpet and vinyl floor coverings, painted walls and painted / suspended tile ceilings.

FLOOR AREA	m ²	ft ²
Ground Floor	59.63	642

The above floor areas have been calculated from on-site measurements and are stated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





Services

The property is connected to mains supplies of water and electricity, with drainage into the public sewer.

Space heating is provided by a series of wall-mounted electric panel radiators.

Planning

We understand the property is registered for Class 1A (Shops, financial, professional and other services) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

Rateable Value

2026 RV - £4,650

The subjects therefore qualify for 100% rates relief under the Small Business Bonus Scheme, subject to occupier eligibility.

Rent & Lease Terms

Rental offers around **£10,000 + VAT per annum** are invited.

The property is available by way of a new Full Repairing & Insuring (FRI) lease, for a flexible term, incorporating a regular review pattern.

Incentives may be available, subject to the length of lease agreed.

Value Added Tax

We are verbally advised that the property is VAT elected.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The tenant will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Energy Performance Certificate (EPC)

Energy Performance Rating: E

A copy of the EPC is available on request.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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