



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/ Ancillary	124.49 sq m (1,340 sq ft)	GAR TRADING LIMITED AND AN INDIVIDUAL	10 years from 22/07/2016 until 21/07/2026 on a full repairing, and insuring lease (1)	£12,000	22/07/2021
First & Second	Ancillary	94.48 sq m (1,017 sq ft)	(t/a Cashing Inn)			
Total		218.97 sq m (2,357 sq ft)			£12,000	

(1) The lease provides for a tenant option to determine on 22nd July 2021.

Key Details

- Excellent trading position in the heart of the town centre
- Nearby occupiers include Marks & Spencer, Boots, Waterstones, Clarks, River Island and the Loreburne Shopping Centre
- Tenant has been trading from the property since 2001

Location

Miles: 34 miles west of Carlisle
77 miles south of Glasgow
Roads: M74 (junctions 17 and 18), A75, A709
Rail: Dumfries Station 0.4 miles
Air: Carlisle Airport 37 miles

Situation

The property is situated in an excellent pedestrianised retail pitch on the south side of English Street close to its junction with the High Street in Dumfries town centre. Nearby occupiers include Marks & Spencer, Boots, Waterstones, Clarks, River Island and the Loreburne Shopping Centre.

Description

The property comprises a traditional three storey building providing ground floor retail accommodation and ancillary accommodation on the first and second floors.

Tenure

Heritable (Scottish equivalent of English freehold).

VAT

VAT is applicable to this lot.

Six Week Completion



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