

10 English Street Dumfries DG1 2BT

lot 47

Heritable Retail Investment

- Excellent pedestrianised pitch close to its junction with the High Street
- Nearby occupiers include Clydesdale Bank, River Island, Marks & Spencer

- and the Loreburne Shopping Centre
- Trading from property as Cash Generator Limited since 1994

Rent
£12,000
per annum
exclusive



Location

Miles: 34 miles west of Carlisle
77 miles south of Glasgow
Roads: M74 (Junction 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 Clydesdale Bank, River Island, Marks & Spencer and the Loreburne Shopping Centre.

Description

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

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Viewings

Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mhairi Jarvis. Tel: +44 (0)131 554 1705 or Gwen Thomas. Tel: +44 (0)20 7034 4857.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	124 sq m (1,340 sq ft)	INDIVIDUALS (t/a Cash Generator Limited (1))	15 years from 08/06/2001 on a full repairing and insuring lease	£12,000	21/07/2016
First & Second	Ancillary	94 sq m (1,017 sq ft)				
Totals		218 sq m (2,357 sq ft)			£12,000	

(1) Started in 1994, Cash Generator now has 200 stores across the UK. (Source: www.cashgenerator.co.uk 02/03/2015)

For further details please contact:

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Buyer's Legal Report Service

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Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details



Seller's Solicitors:

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