

147-151 High Street Dumfries, Dumfriesshire DG1 2RA

lot 43

Heritable Bank and Office Investment

- Bank let to The Royal Bank of Scotland plc until 2027 (No breaks)
- Rent reviewed to the higher of Open Market Rental Value or a fixed rental increase of 3.75% in 2021
- Royal Bank of Scotland option to extend lease for a further 20 years
- Pedestrianised town centre location close to Debenhams, Argos and WH Smith
- VAT-free investment

Rent
£113,428
per annum
exclusive



Location

Miles: 34 miles west of Carlisle
77 miles south of Glasgow
Roads: A75, A709, A74(M) (Junction 17 & 18)
Rail: Dumfries Railway Station
Air: Glasgow International Airport

Situation

The property is very well situated on the pedestrianised High Street opposite Queensberry Square. Nearby occupiers include Debenhams, WH Smith, Superdrug, Starbucks, Iceland, Argos and Marks & Spencer.

Description

The property comprises a ground floor banking hall with ancillary accommodation in the basement and part first floor and self-contained office accommodation on the part first and second floors. The property benefits from car parking to the rear.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is not applicable to this lot.

Six Week Completion

Viewings

There will be a single **block viewing** for this property. All interested parties must register their details with the Auctioneers prior to the viewing date and provide identification on site. Please contact Mhairi Jarvis. Email: mhairi.jarvis@acutus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Basement	Ancillary	116.13 sq m (1,250 sq ft)	THE ROYAL BANK OF SCOTLAND PLC (1)	Approx 21 years from 13/12/2006 until 11/12/2027	£92,428	11/12/2021 (2)
Ground	Banking Hall	297.65 sq m (3,204 sq ft)				
Part First	Ancillary	28.99 sq m (312 sq ft)				
First	Office	182.27 sq m (1,962 sq ft)	MINERVA PEOPLE LIMITED (3)	7 years from 18/08/2011 (4)	£21,000	17/08/2015 (16/08/2018)
Second	Office	182.18 sq m (1,961 sq ft)				
Totals		807.22 sq m (8,689 sq ft)			£113,428	

- (1) Royal Bank of Scotland has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers. (Source: www.rbs.com)
- (2) The lease provides for the rent to be reviewed at the next rent review on 11th December 2021 to the higher of Open Market Rental Value or a fixed rental increase of 3.75%.
- (3) Minerva People are Dumfries & Galloway's leading professional training and recruitment specialists. (www.minervapeople.co.uk).
- (4) The lease is subject to a schedule of condition.

For further details please contact:

David Margolis
Tel: +44 (0)20 7034 4862.
Email: david.margolis@acutus.co.uk

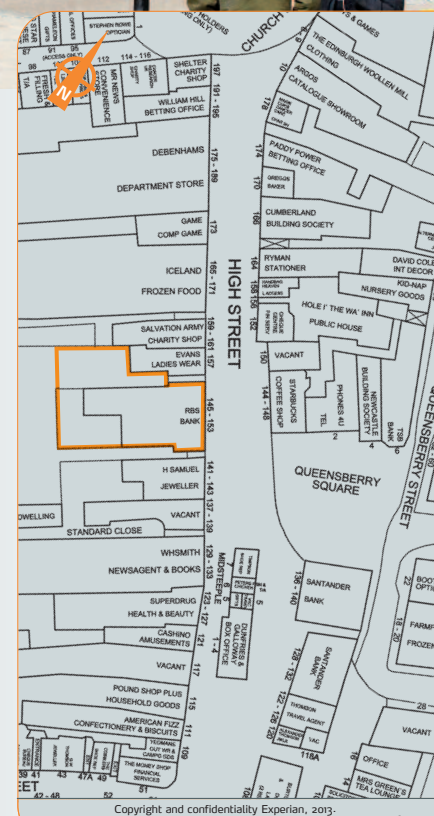
Mhairi Jarvis
Tel: +44 (0)131 554 1705.
Email: mhairi.jarvis@acutus.co.uk
www.acutus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)20 7320 3968.
Email: greg.rigby@dentons.com
See: www.acutus.co.uk for further details

Seller's Solicitors:

Leslie Wolfson & Co Solicitors
Waterloo Chambers, 19 Waterloo Street,
Glasgow G2 6BQ.
Tel: +44 (0)141 270 7424.
Email: po@lesliewolfson.co.uk
Ref: Paul Ockrim.



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