

# 160-164 High Street Dumfries, Dumfriesshire DG1 2BA

lot 73

## Heritable Retail Investment

- Entirely let to Ryman Limited
- Ryman has recently extended the lease by a further 5 years
- Tenant in occupation since at least 1994
- Prominently situated on the pedestrianised High Street
- Nearby occupiers include Debenhams, Iceland, Starbucks and the Royal Bank of Scotland

Rent  
**£40,000**  
per annum  
exclusive



On Behalf of  
Insolvency  
Practitioners  
**Deloitte.**

### Location

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

### Situation

The property is very well situated on the pedestrianised High Street. Nearby occupiers include Debenhams, WH Smith, Superdrug, Starbucks, Iceland, Paddy Power and RBS.

### Description

The property comprises a two storey building with retail sales at ground floor with ancillary and storage at first floor.

### Tenure

Heritable (Scottish equivalent of English Freehold).

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Note

This property is being marketed for sale on behalf of Insolvency Practitioners and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Insolvency Practitioners are acting without personal liability.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	176.20 sq m (1,897 sq ft)	<b>RYMAN LIMITED (1)</b>	10 years from 05/04/2010 on a full repairing and insuring lease (2)	£40,000	04/04/2020
First	Ancillary/Storage	115.80 sq m (1,246 sq ft)				
<b>Totals</b>		<b>292.00 sq m (3,143 sq ft)</b>			<b>£40,000</b>	

- (1) Ryman was established in 1893 and now trades from 220 stores throughout the UK as well as online. (Source: www.ryman.co.uk). For the year ending 28th March 2015, Ryman Limited reported a turnover of £131,005,000, a pre-tax profit of £7,918,000 and a net worth of £44,489,000. (Source: Riskdisk 06/06/2016)
- (2) The property was let for a term of 5 years from 5th April 2010 expiring 4th April 2015 at a rent of £40,000. By way of a deed of variation registered in the Books of Council and Session on 7th April 2015, the lease was extended so that the lease now expires on 4th April 2020, with a tenant option to determine on 4th April 2018 (on 6 months' prior written notice). If the break option is exercised, the tenant is obliged to pay a penalty of £10,000 to the landlord. The lease is subject to a schedule of condition.

### For further details please contact:

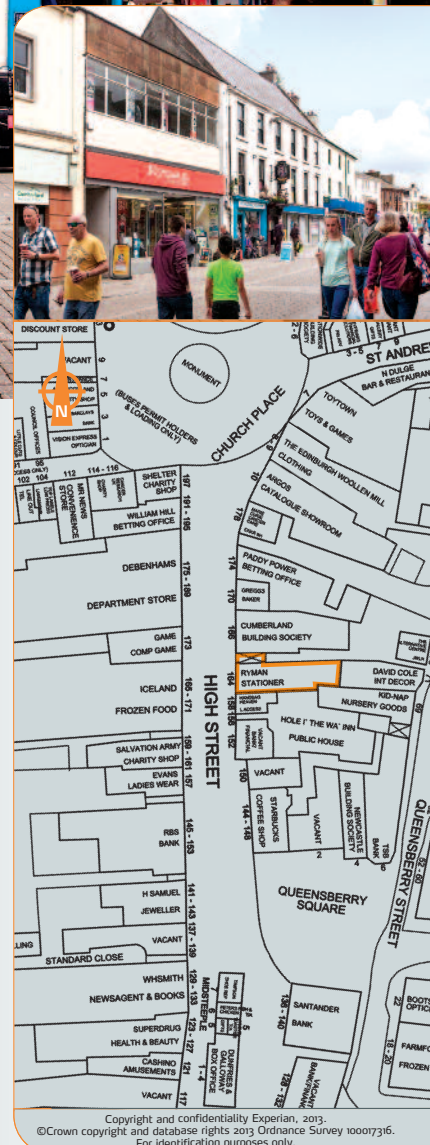
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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

### Seller's Solicitors:

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