

# 114/116 Friars Vennel, Dumfries, DG1 2RE

Heritable Retail Investment

Lot 28

£19,300 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail	67.73 sq m	(729 sq ft)	CANCER	10 years from	£19,300	16/05/2022
Basement	Ancillary	35.70 sq m	(384 sq ft)	RESEARCH UK (1)	16/05/2017 on a		
First	Ancillary	54.35 sq m	(585 sq ft)		full repairing and		
Second	Ancillary	66.52 sq m	(716 sq ft)		insuring lease (2)		
Attic	Ancillary	38.93 sq m	(419 sq ft)				
<b>Total</b>		<b>263.23 sq m</b>	<b>(2,833 sq ft)</b>			<b>£19,300</b>	

(1) Cancer Research UK is the UK's leading cancer charity. They fund world-class research into all aspects of cancer, providing information and influencing public policy. Cancer Research UK run over 600 shops across the UK (Source: [www.cancerresearchuk.org](http://www.cancerresearchuk.org) 18/09/2017). For the year ending 31st March 2017, Cancer Research UK reported pre-tax profits of £32,900,000 and a total net worth of £383,500,000 (Source: Experian Group 18/09/2017).

(2) The lease is subject to a mutual option to break on 15th May 2022.

### Key Details

- Let to Cancer Research UK
- New 10 year lease from May 2017 (subject to option)
- Nearby occupiers include Debenhams, Iceland, Boots the Chemist and JD Wetherspoon
- Prominent trading position in the heart of Dumfries Town Centre

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### Location

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

### Situation

The property is situated on the southern side of Friars Vennel, close to its junction with the pedestrianised High Street, in the heart of the town centre. Nearby occupiers include Debenhams, Iceland, Boots the Chemist and JD Wetherspoon, with WH Smith, Superdrug and Starbucks also represented in the town.

### Description

The property comprises a ground floor shop with ancillary accommodation on basement, first, second and attic floors.

### Tenure

Heritable (Scottish Equivalent of English Freehold).

### VAT

VAT is applicable to this lot.

### Six Week Completion



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