

# Lot 45

£350,000 p.a.x.

## 177-189 High Street, Dumfries, Dumfries and Galloway DG1 2QT

Modern Heritable Department Store Investment

RESERVE NOT TO EXCEED  
£2,500,000 (14% GIY)



## Tenancy and accommodation

Accommodation	Use	Floor Areas (Approx) (2)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	1,346.4 sq m	(14,493 sq ft)	DEBENHAMS	25 years to	£350,000	28/11/2021
First	Retail	1,346.4 sq m	(14,493 sq ft)	PROPERTIES	03/01/2037 on a		and five
Basement	Staff/Storage	734.9 sq m	(7,910 sq ft)	LIMITED (1)	full repairing and		yearly
Second	Staff/storage	822.1 sq m	(8,849 sq ft)		insuring lease		
<b>TOTAL</b>		<b>4,249.8 sq m</b>	<b>(45,745 sq ft)</b>			<b>£350,000</b>	

(1) Debenhams is the second largest department store group in the United Kingdom. Founded in the eighteenth century as a single store in London, Debenhams now operates from over 240 stores in 27 countries and online in 67 countries. For further information, please visit [www.debenhams.com](http://www.debenhams.com). For the year ended 2nd September 2017, Debenhams Properties Limited reported a turnover of £147,663,000, pre-tax profits of -£9,695,000 and a total net worth of £47,747,000 (Source: Experian Group 14/06/2018).

(2) Floor areas have been measured to GIA.

### Viewings

Please contact Mhairi Jarvis on +44 (0)131 552 5191.



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### Key Details

- Modern and dominant store in Dumfries
- Let to Debenhams Properties Limited until 3rd January 2037
- Prominent location on pedestrianised High Street
- Neighbouring occupiers include H Samuel, WH Smith, Superdrug and the main banks

### 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

Dumfries is the main commercial centre for the South West of Scotland and the Dumfries and Galloway area. The historic market town is situated on the Rive Nith, close to the Solway Firth. Dumfries has a primary catchment area of approximately 121,000.

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

### Description

The property comprises a purpose built modern department store built in the early 1980s. The department store is arranged over ground, basement, first and second floors with the ground and first floors accommodating the retail sales and the basement and second floors providing staff and storage accommodation. The retail accommodation has been fitted out in Debenhams corporate style with a customer escalator to the front of the store providing access to the first floor. The property benefits from a prominent frontage onto High Street and rear servicing from Irish Street.

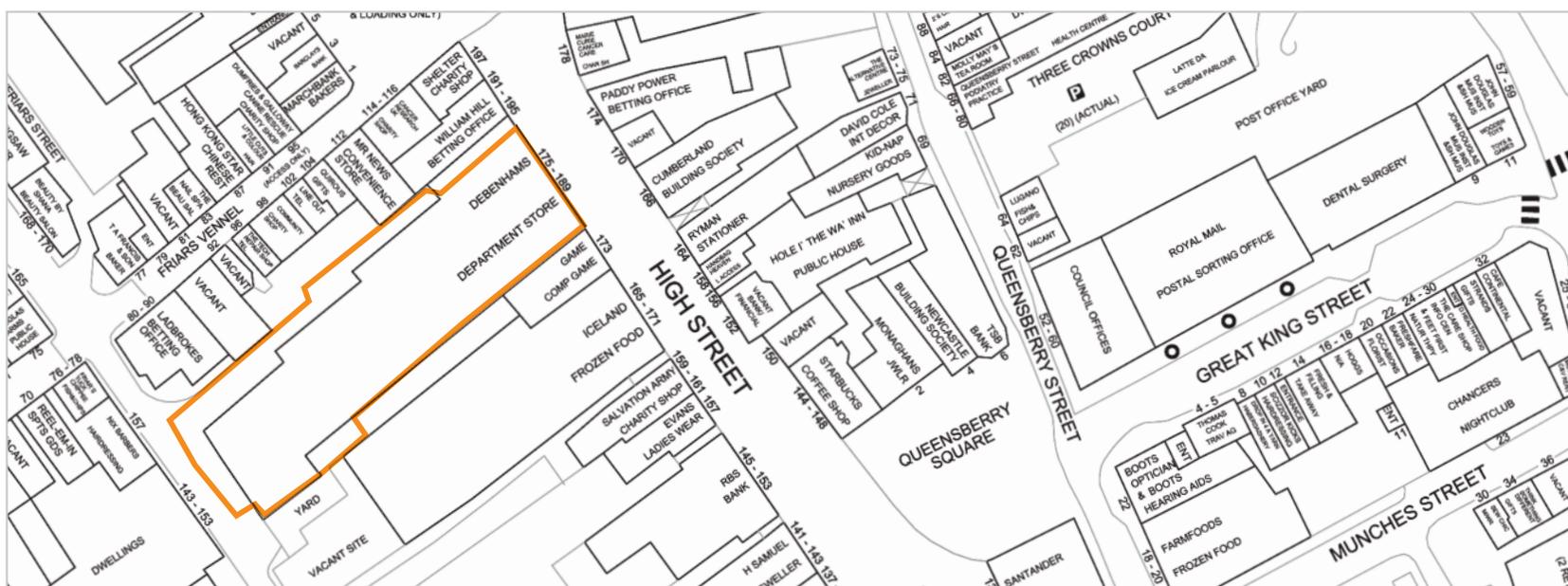
### Tenure

Heritable (Scottish equivalent of English Freehold).

### VAT

VAT is applicable to this lot.

### Six Week Completion



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