

Lot 21

£30,000 per annum exclusive

101 High Street, Dumfries, Dumfries & Galloway DG1 2BN Heritable Retail Investment



Key Details

- Entirely let to Coral Racing Limited until 2028 (subject to option)
- Prominent central location in an attractive market town
- Nearby retailers include Costa, Boots the Chemist, WHSmith, Starbucks, Clarks and Santander, TSB and RBS 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 property is situated in the heart of the town centre on the western side of the pedestrianised High Street, close to its junction with Bank Street. Nearby occupiers include Costa, Boots the Chemist, WHSmith, Starbucks, Clarks and Santander, TSB and RBS banks.

Description

The property comprises a ground floor shop, with ancillary accommodation arranged on the first floor.

Tenure

Heritable (Scottish equivalent of Freehold).

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	69.12 sq m (744 sq ft)	CORAL RACING LIMITED (1)	15 years from 18/03/2013 until 17/03/2028 on a full repairing and insuring lease (2)	£30,000	18/03/2023
First	Ancillary	69.39 sq m (747 sq ft)				
Total		138.51 sq m (1,491 sq ft)			£30,000	

(1) For the year ending 31st December 2017, Coral Racing Limited reported a turnover of £598,371,000, pre-tax profits of £7,642,000 and a total net worth of £75,914,000.

(2) There is a tenant option to determine the lease on 17th March 2023.



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