

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 Glasgow Airport Air:

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.

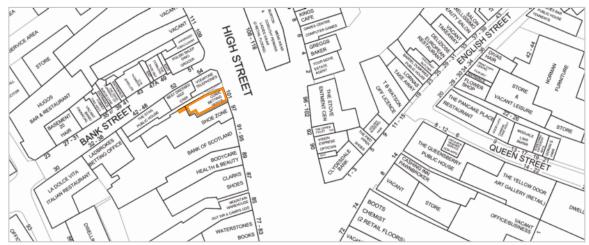
Tenancy and accommodation

Floor	Use		Areas prox)	Tenant	Term	Rent p.a.x.	Review	
Ground First	Retail/Ancillary Ancillary	69.12 sq m 69.39 sq m	(744 sq ft) (747 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	
Total		138.51 sq m	(1,491 sq ft)			£30,000		

138.51 sq m (1,491 sq ft)

(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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Acuitus David Margolis +44 (0)20 7034 4862 david.margolis@acuitus.co.uk Acuitus Mhairi Jarvis +44 (0)7718 899341 mhairi.jarvis@acuitus.co.uk Seller's Solicitors: Burness Paull LLP Colin Gillies +44 (0)141 273 6749 colin.gillies@burnesspaull.com