



# FOR SALE UNIQUE OPPORTUNITY

# 90

SHAKESPEARE  
STREET  
DUMFRIES DG1 2JJ

- Fully fitted former cinema and Bingo Club
- Suitable for a variety of uses (subject to planning)
- Potential re-development opportunity

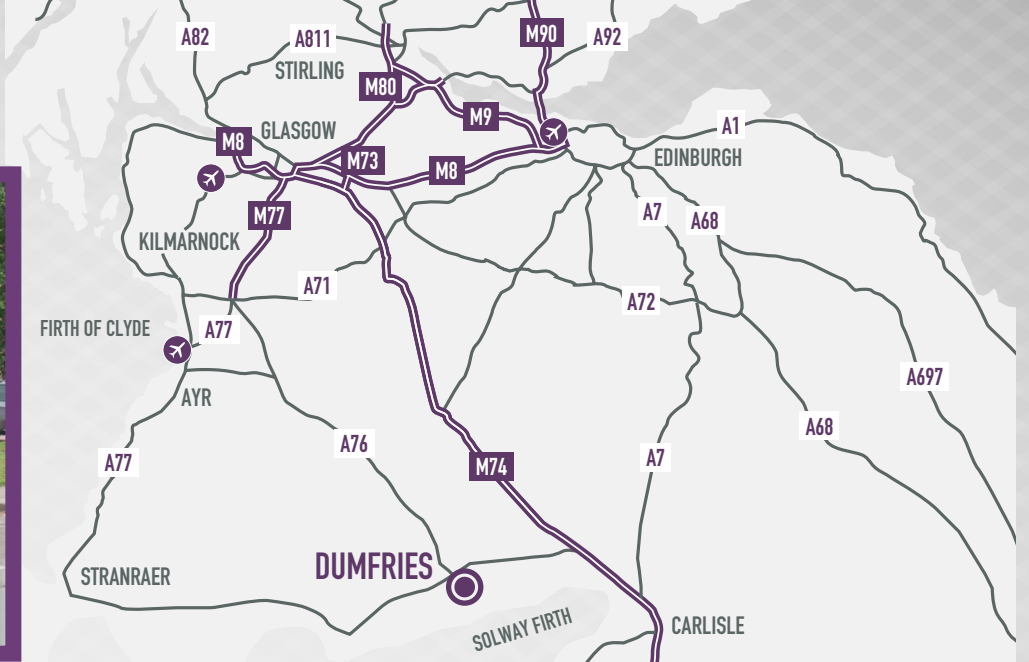
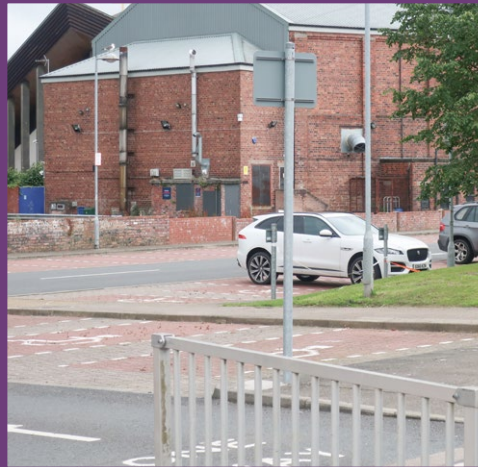


# 90 SHAKESPEARE STREET DUMFRIES DG1 2JJ

## LOCATION

Dumfries is the largest town in Dumfries and Galloway, has a resident population c. 37,500 persons, and an estimated catchment c. 110,000. Road access to the M74 gives access respectively to Carlisle and Glasgow.

The subjects themselves are located on Shakespeare Street at its intersection with English Street, which comprises the main vehicular route within the town, and is within easy walking distance of the High Street. Neighbouring occupiers include the recently refurbished DG1, the towns flagship leisure complex.



## DESCRIPTION

The subjects comprise a large freestanding property within a self-contained site accessed from Shakespeare Street.

## AREAS & DIMENSIONS

These should be utilised as a guide only.

	SQ FT	SQ M
Common Ground Floor Foyer	992	99.2
Cinema		
Ground floor entrance	464	43.1
Mezzanine	1,250	116.2
First Floor	6,886	640.0
Bingo Hall		
Ground Floor	7,526	699.1

In addition, associated projection and support rooms are provided.





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## PLANNING / USE

We believe the premises, subject to planning, lend themselves to a variety of commercial and leisure uses and offer an excellent development opportunity. Interested parties are advised to contact Dumfries & Galloway Planning Department.

## RATING

The premises are currently assessed with the following Rateable Values.

Cinema	£12,000
Bingo Hall	£54,750

## TERMS

Offers are invited for our clients' heritable interest.

## EPC

The subjects have a G rating. Copies of the certificate are available to interested parties.

## VAT

All terms are quoted net of VAT where applicable.



## LEGAL COSTS

Each party shall be responsible for their own legal costs. Incoming tenant to be responsible for any LBTT arising from the grant of a lease.

## MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers / tenants which will at a minimum include proof of identity / address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

## ENTRY

The premises are now vacant, and early entry can be provided subject to completion of all formalities.

## VIEWING & FURTHER INFORMATION

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