

**\*PRICE / RENT REDUCED\***

**FOR SALE / MAY LET**

**4 QUEENSBERRY STREET  
DUMFRIES  
DG1 1EX**

**Location**

Dumfries is the largest town of Dumfries & Galloway lying 75 miles south of Glasgow.

The unit offers a prominent town centre position.

**Description**

The property offers a ground floor retail unit within a 3 storey and attic building.

**Accommodation**

From our measured inspection we would confirm the property offers the following areas and dimensions:

Ground floor: 428 ft<sup>2</sup> (39.76 m<sup>2</sup>)

**Energy Performance Certificate**

An EPC can be provided on request.

**Rates**

The property is entered in the Valuation Roll as follows:-

Description:	Shop
Rateable Value ('20/'21):	£8,750



**Price**

The price has been reduced to £65,000 exclusive.

**Rental**

The property is available to rent on a term to be agreed at a reduced annual rent of £7,000 per annum exclusive.

**Entry**

Early entry can be provided.

**VAT**

All terms are subject to VAT where applicable..

**Legal Costs**

Each party to be responsible for their own legal costs with the purchaser being responsible for registration dues and LBTT incurred thereon

**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.

**Further Information**

Strictly through the joint agents:

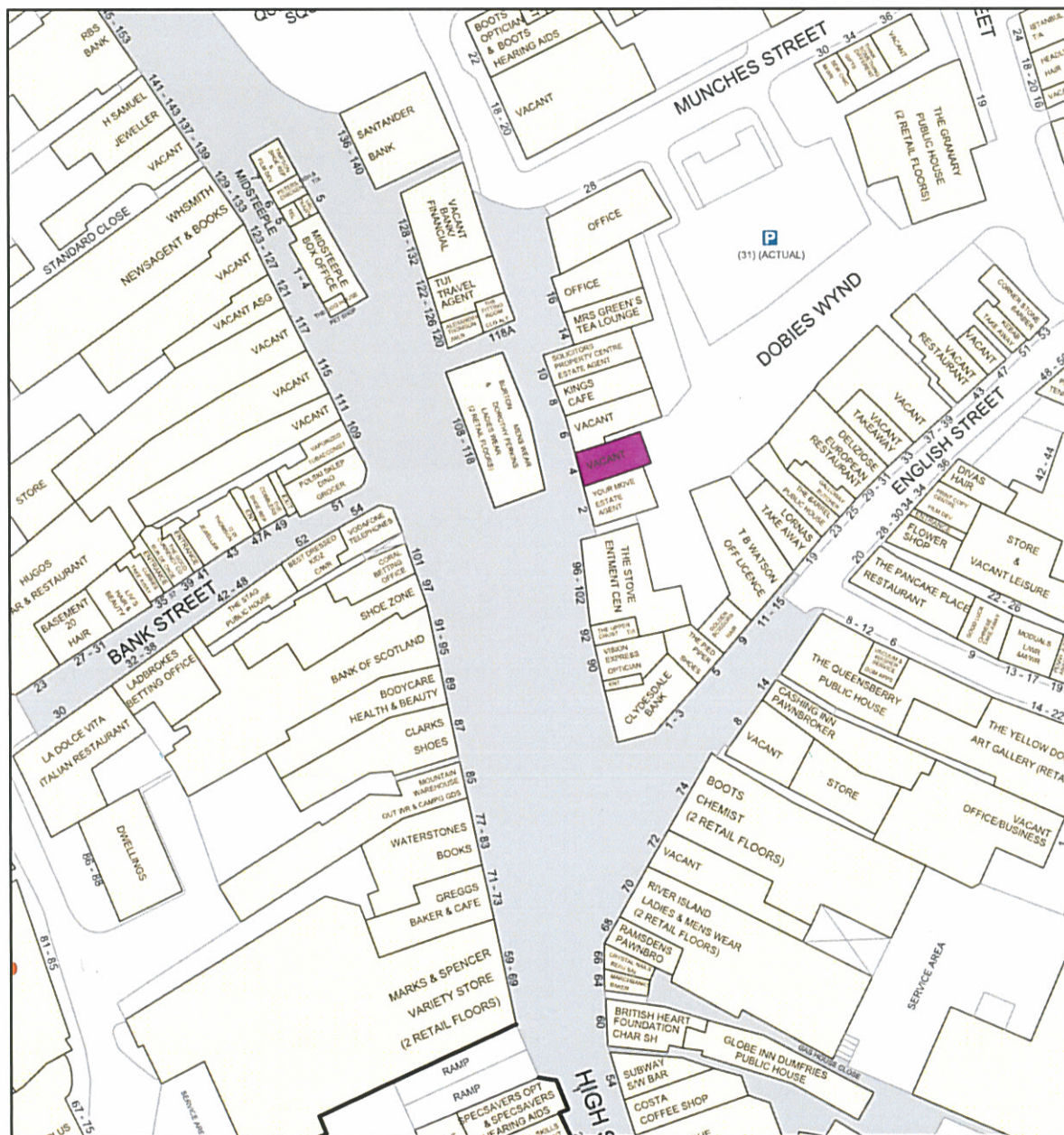
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**LOCATION PLAN**



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