

**TO LET  
PROMINENT HIGH STREET RETAIL UNIT**

**30 HIGH STREET  
DALBEATTIE  
DG5 4AA**

**Location**

Dalbeattie is one of the largest towns within Dumfries & Galloway having a population of circa 4,500 persons, with Dumfries, the region's main administrative centre, lying approximately 12 miles north east of the town. The property occupies a 100% position within the High Street, with nearby occupiers including Mario's, Marchbank Bakers, Well Pharmacy and a number of local traders.

**Description**

The property offers the ground floor within a 2 storey plus attic building, with the upper floors being given over to residential.

**Accommodation**

We understand the property extends to the following areas and dimensions:

Ground Floor NIA: 915 ft<sup>2</sup> (85 m<sup>2</sup>)

**Lease Terms**

The property is offered to the market on the basis of a new full repairing and insuring lease for a period to be agreed incorporating regular upward only rent reviews. Rental offers in excess of £8,000 per annum exclusive are sought.

**Energy Performance Certificate**

A copy of the EPC is available upon request.

**Planning**

The property previously traded as a café and takeaway. We would ask interested parties to make their own enquiries to the Local Planning Authority.



**Rates**

The property is entered in the Valuation Roll as follows:

Description:	Shop
Rateable Value ('23/'24):	£4,000

Qualifying parties may benefit from 100% rates relief under the Small Business Bonus Scheme.

**Entry**

Early entry can be provided.

**VAT**

All terms are quoted net of VAT.

**Legal Costs**

Each party to be responsible for their own legal costs. The ingoing tenant will be responsible for LBTT, registration dues and VAT 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.



### Viewing/Further Information

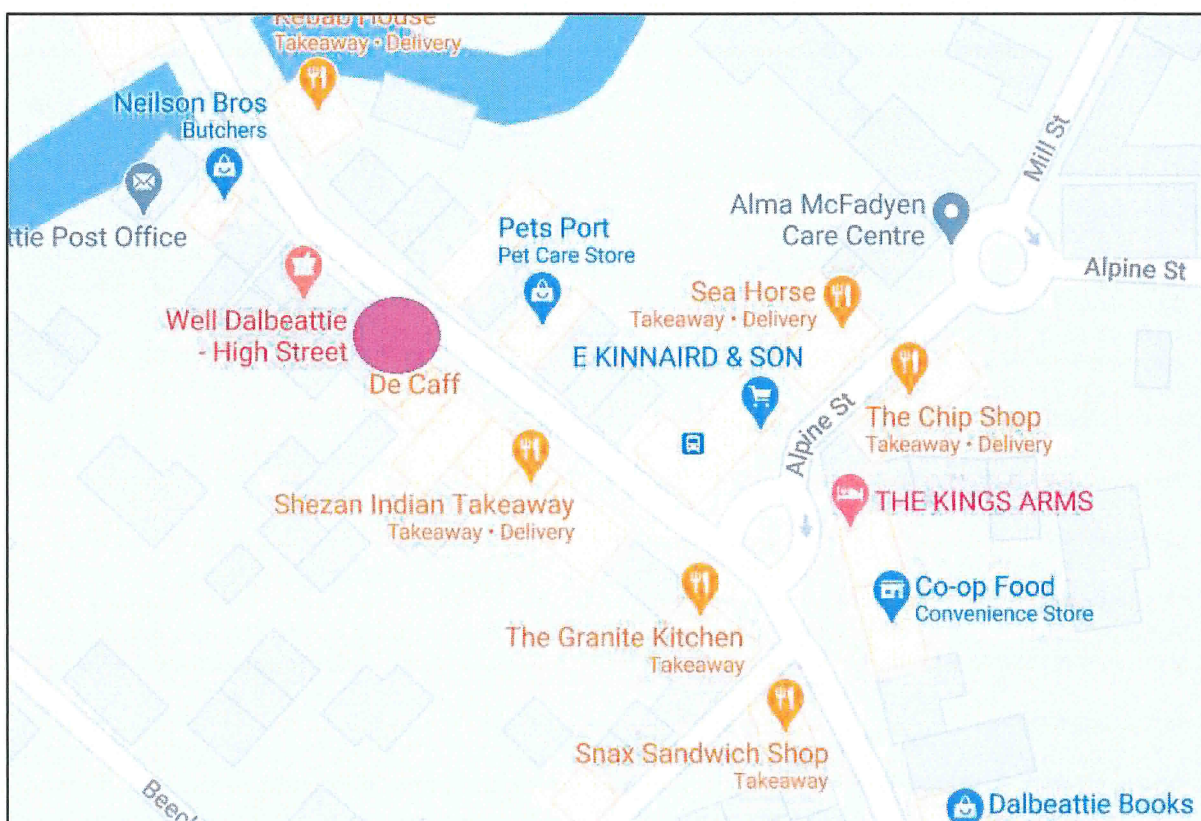
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### LOCATION PLAN



Details updated 11<sup>th</sup> April 2023

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

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