

**TO LET
PROMINENT UNIT
CLASS 3 CONSENT**

**UNIT 2, 77-79 WHITESANDS
DUMFRIES
DG1 2RX**

Location

Dumfries is one of the largest towns in the southwest of Scotland having a population of approximately 36,000 persons and a catchment in excess of 150,000 persons.

The property occupies a prominent position on the northeast side of Whitesands offering excellent road frontage. There is ample parking close by with some private parking to the side of the subjects.

Description

The property comprises the middle unit within a former single storey detached garage which has been converted to provide three retail units. Adjacent occupiers include Pearson Driving Assessments Ltd and Domino's Pizzas.

Accommodation

From our measured inspection we calculate that the unit extends to:

Gross Frontage	38' 0"	(11.58m)
Net Frontage	31' 5"	(9.66m)

Net Internal Area:	2,116 ft ²	(196 m ²)
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Terms

The property is available to let on a full repairing and insuring lease for a period to be agreed.

Rent

Offers in the region of £25,000 per annum are invited.



Rateable Value

We understand the property is entered in the Valuation Roll as follows:-

Description:	Shop
Rateable Value ('24/'25):	£12,700

It is possible that a new occupier would benefit from a percentage of rates relief under the SBBS. Further information available on request.

Energy Performance Certificate

An EPC has been commissioned, further information can be provided upon request.

Legal costs

Each party is to be responsible for their own costs. Incoming tenant to be responsible for LBTT, registration dues and any VAT Payable thereon.

VAT

All terms are quoted net of VAT where applicable.

Date of Entry

Early entry can be facilitated.

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/Viewing

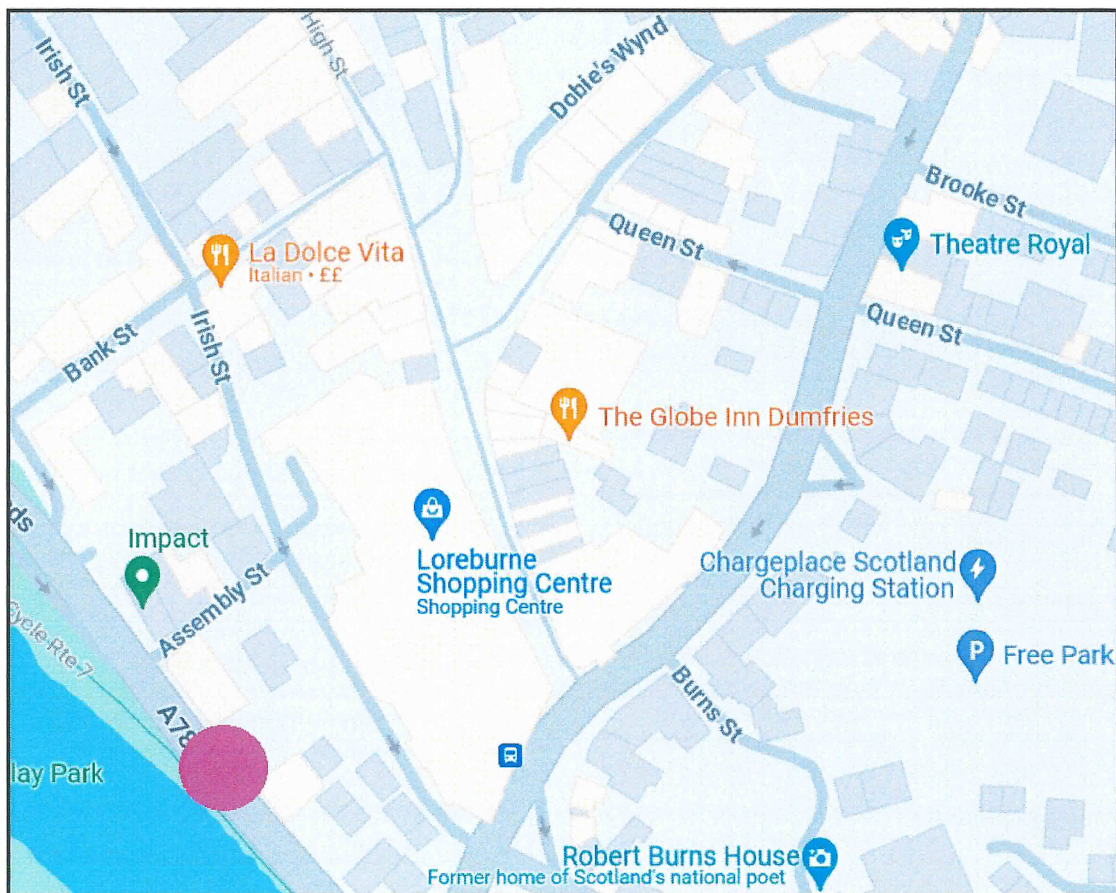
For appointments to view please contact the sole agents;

Whitelaw Baikie Figes

Contact: Gavin Anderson

Email: gavin@wbf.co.uk

LOCATION PLAN



Details updated: 31st July 2024

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.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so.
- iii) no person in the employment of Whitelaw Baikie Figes has any authority to give any representation or warranty whatsoever in relation to this property,
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.