

TO LET PROMINENT RETAIL UNIT

**40a HIGH STREET
DALBEATTIE
DG5 4AA**

Location

Dalbeattie is a town in Kirkcudbrightshire having a resident population of circa 4,500 persons.

The property occupies a prominent position in the High Street with nearby including Marchbank Bakers, De-Caff Café, the Crown Hotel and Mario's.

Description

The property comprises a ground floor retail unit within a two-storey building, the upper floor being in residential use.

Accommodation

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

Ground Floor NIA: 455 ft² (42.0 m²)

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 the region of 6,000 per annum exclusive are sought.

Energy Performance Certificate

The property has an EPC rating of 'G'. A copy of the certificate can be provided upon request.

Planning

The property currently benefits from Class 1A retail consent. The unit may be suitable for alternative uses subject to necessary consents. Interested parties should make their own enquiries with the Local Planning Authority.



Rates

The property is entered in the Valuation Roll as follows:

Description:	Shop
Rateable Value ('26/'27):	£3,250

Qualifying parties may benefit from 100% rates relief under the Small Business Bonus Scheme, further details on request.

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

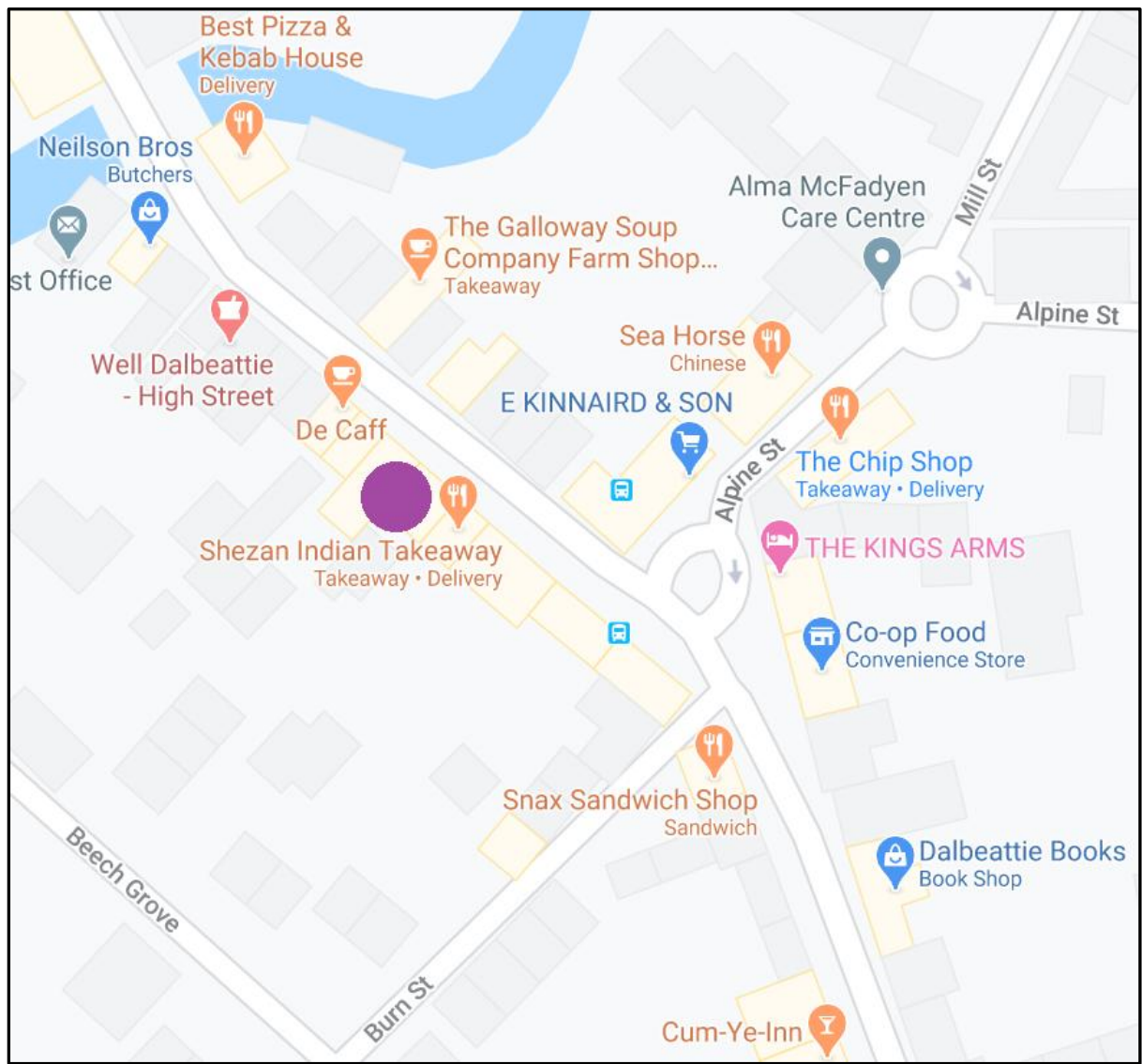
Viewing/Further Information

Strictly through the sole agents:

Whitelaw Baikie Figes
Tel: 0141 221 6161

Contact: Gavin Anderson
Email: gavin@wbf.co.uk

LOCATION PLAN



Details updated: 4th May 2026