

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 ('25/'26):	£2,800

The draft Rateable Value for 1st April 2026 is noted as £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

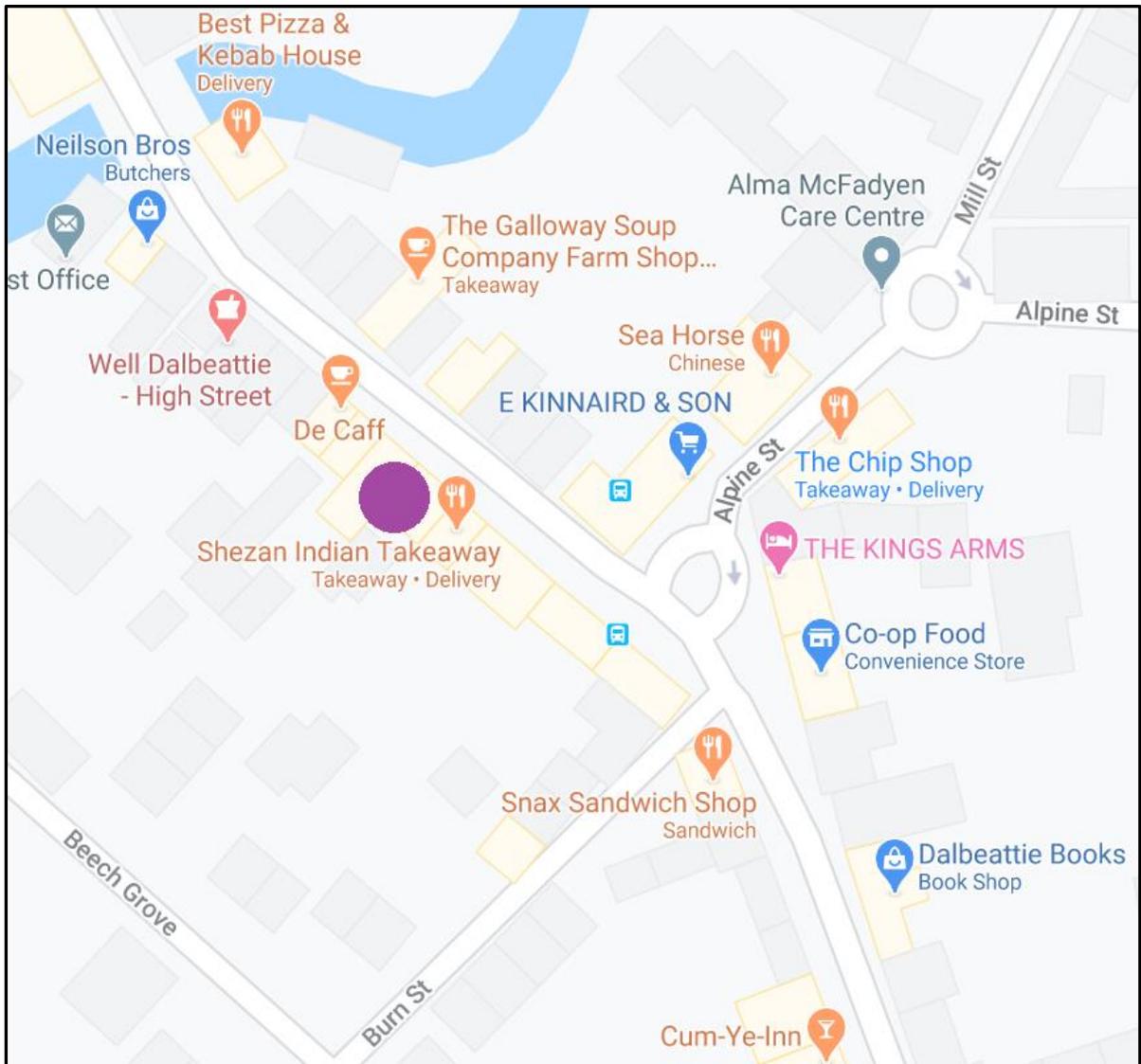
Viewing/Further Information

Strictly through the sole agents:

Whitelaw Baikie Figes
Tel: 0141 221 6161

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

LOCATION PLAN



Details dated: 22nd January 2026
Archive Photograph

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 without 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.