

# TO LET: PRIME RETAIL UNIT WITH RATES RELIEF

44 HIGH STREET, DUMFRIES, DG1 2JA



- Prime retail position within Dumfries Town Centre
- Next to New Look, HSBC, Costa and Subway
- Retail unit with potential for other uses
- 100% rates relief available
- Net Internal Area 164 sq.m (1,765 sq.ft) over two floors
- Rent £15,000 pax

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Commercial Department  
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**DM HALL**  
CHARTERED SURVEYORS

## LOCATION

High Street is the main retailing location within Dumfries Town Centre, with the property located in the prime retailing pitch to the southern end of the street opposite the Loreburne Shopping Centre. Immediate occupiers include New Look, River Island, HSBC, Costa, Subway and M&S, amongst others.

## DESCRIPTION

44 High Street is a modern, well presented retail unit shop occupying a prominent position on the east side of High Street, in a mid-terraced position and contained over two floors.

The shop has double fronted display windows leading to a broadly rectangular shaped retail premises with open plan sales on the ground floor and stores, ancillary and toilet accommodation on the first floor.

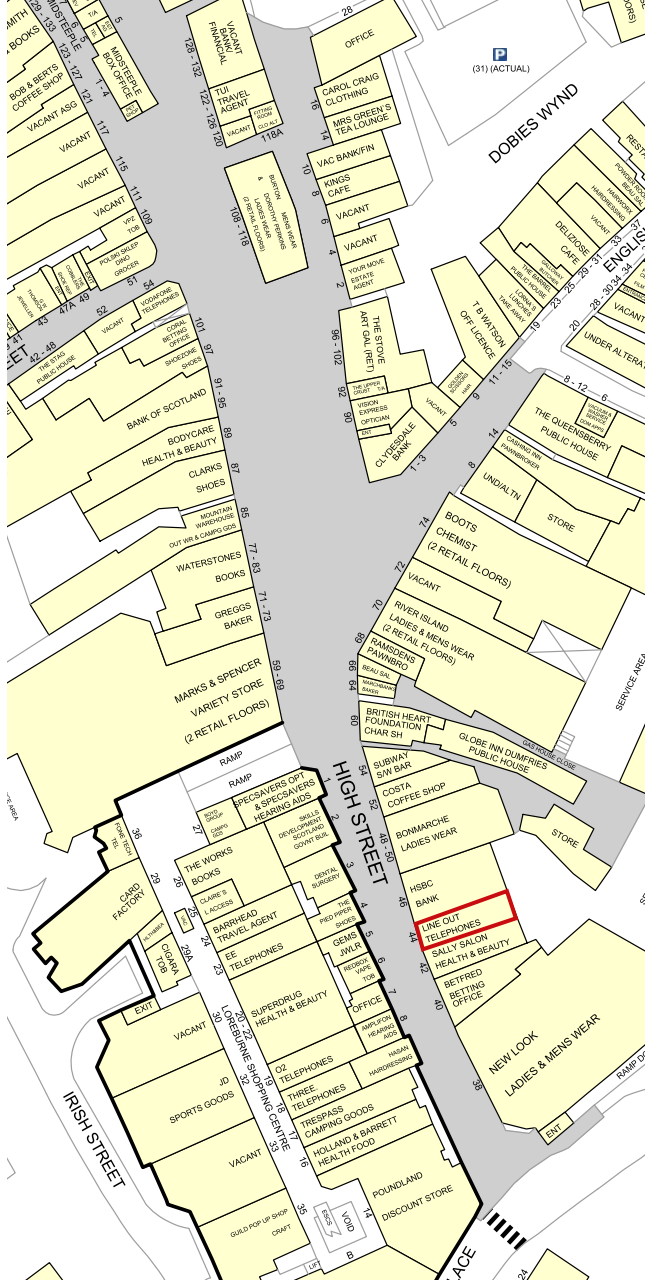
## FLOOR AREA

The property extends to the following net internal floor areas:

Ground Floor	105 sq.m	(1,130 sq.ft)
First Floor	59 sq.m	(635 sq.ft)
<b>Total</b>	<b>164 sq.m</b>	<b>(1,765 sq.ft)</b>

## RATING

The Rateable Value is £15,000 and the property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.



## RENT

Rental offers of £15,000 per annum are invited on the basis of a new full repairing and insuring lease. The rent is quoted exclusive of VAT.

## EPC

EPC available upon request.

## LEGAL COSTS

Each party to be responsible for their own costs incurred with the incoming Tenant liable for any LBTT and registration costs.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the joint agent:-

Anthony Zdanowicz  
**DM Hall LLP**  
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**DATE OF PUBLICATION**  
 September 2021

**REFERENCE**  
 WSA2057

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