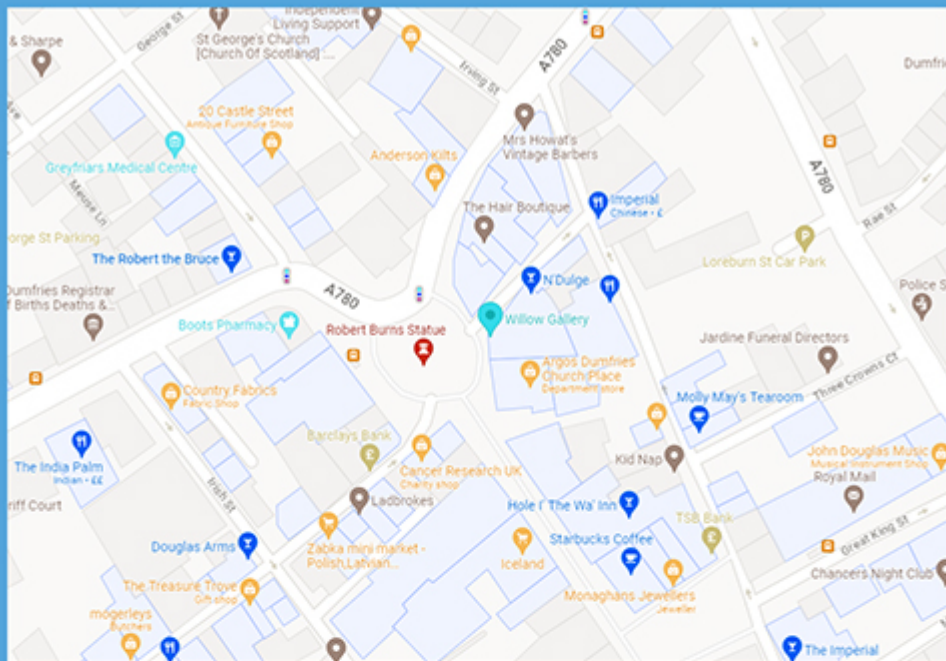


7A ST ANDREWS STREET, DUMFRIES, DG1 1BS



THE WILLOW GALLERY



- Town Centre Location
- Rates Exempt
- 419sq ft
- Lease Held On Personal Name
- Expiry 29th March 2024
- Lease on Personal Name
- Passing Rent: £5,000p.a.
- Price: £55,000

LOCATION

The subjects are situated on the North side of St Andrews Street, East of its junction with Church Crescent located within Dumfries' town centre. Dumfries is the largest town in Dumfries and Galloway with a resident population of c. 37,500 and is Southern Scotland's main shopping and commerce centre approximately 75 miles south of Glasgow via the M74 motorway network and the A75 trunk road.

Neighbouring occupiers include Jan De Vries Health Care, Oxfam, The Venue, William Hill, Argos & Greggs.

PROPERTY

The property comprises a ground floor retail unit within a larger 3 storey traditional sandstone building surmounted by a pitched roof overlaid in slate. The upper stories contain residential dwellings accessed separately and are not included with the subjects.

The subjects benefit from traditional glazed frontage with access gained via a single doorway leading to an open plan sales area with partitioned office, tea prep & w.c. facilities to the rear.

NAV/RV

The subjects have been assessed and entered onto the valuation roll with the following rateable value:

£4,500

The subjects qualify for rates exemption under the small business rates relief scheme.

AREA

The subjects have been measured on a Net Internal Area basis to extend to:

Ground: 37.99sqm (419sq ft)

LEASE SUMMARY

The property is held on a full repairing and insuring head lease on the following terms:

Tenant: Personal Name t/a Willow Gallery
 Rent: £5,000p.a
 Expiry: 29th March 2024 (Extended)





PRICE

The property is available on a freehold investment basis for £55,000

V.A.T

The property is not elected for V.A.T.

E.P.C

Available on request

LEGAL

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWING

Whilst it is a good idea to visit a trading business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.