

TO LET

# RETAIL UNIT DUMFRIES

44 High Street



## Key Highlights

- Dumfries is a popular market town with a resident population of over 32,000 people, forming the principal commercial centre in the South West of Scotland.
- Dumfries is located approximately 75 miles south of Glasgow and 12 miles west of the M74 motorway, which links central Scotland to England.
- Situated in a prime position on the east side of the High Street, immediately adjacent to Sally Salon and HSBC.
- Occupiers located nearby include **Marks & Spencer, Waterstones, Costa, Greggs** and **New Look**.

SAVILLS EDINBURGH  
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## Accommodation

The property is arranged over the ground floor level with the following approximate areas:

Ground (sales):	1,130 sq ft	105 sq m
1st Floor	635 sq ft	59 sq m
<b>TOTAL:</b>	<b>1,765 sq ft</b>	<b>164 SQ M</b>

## Rent

Further details available on request.

## Tenure

The premises are available on a new 10 year FRI lease, incorporating a 5 yearly upward only rent review.

## Rates

Rateable Value:	£15,000
UBR (2022/23):	£0.498
Rates Payable:	£7,470 pa

(Interested parties are advised to make enquiries with the Local Authority.)

## Legal Costs

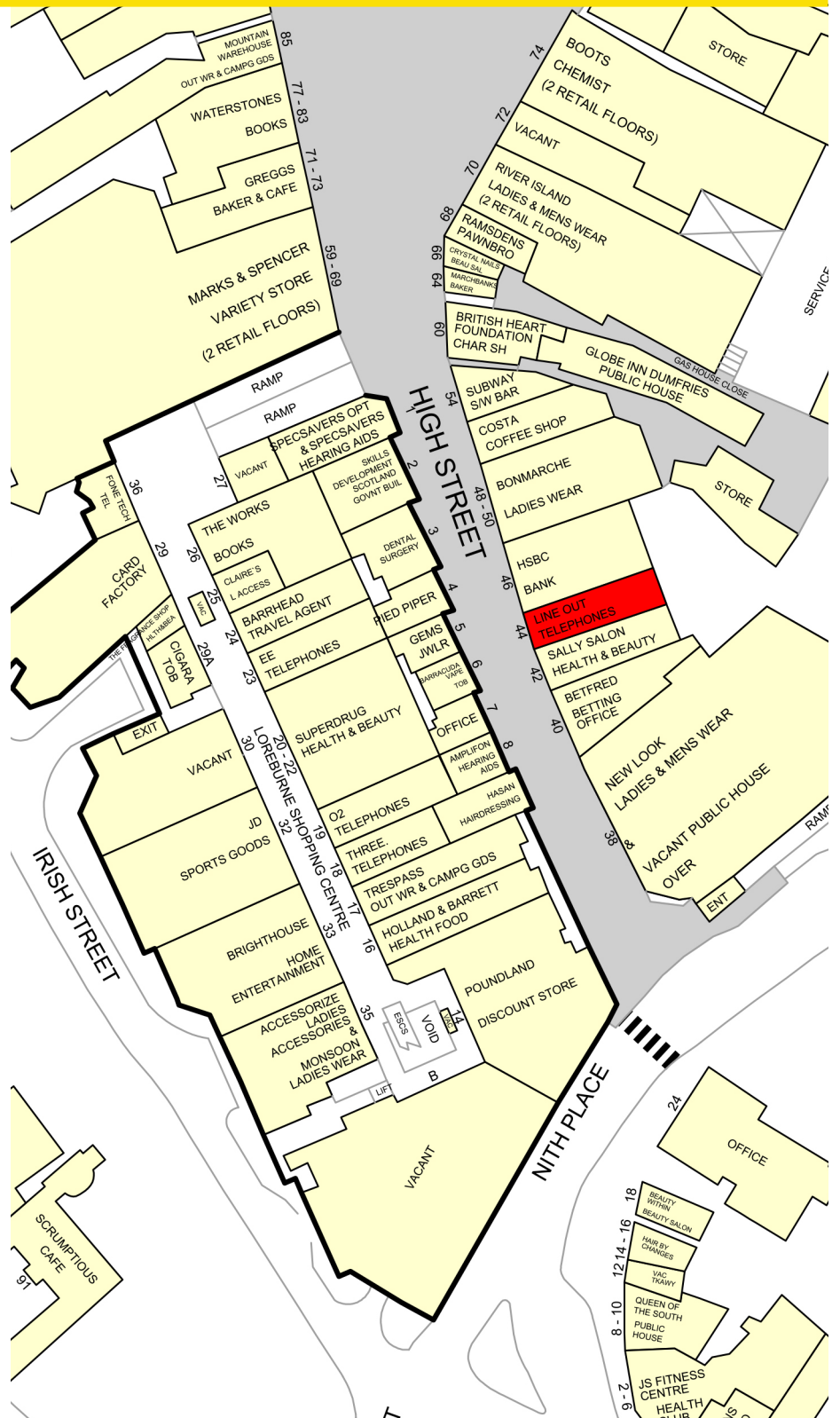
Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC Rating

Full EPC available upon request.

## Further Information and Viewing

Further information is available upon request. Viewing is strictly by appointment with Savills.



## Contact

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Designed and Produced by Savills Marketing: 020 7499 8644 | November 2022

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