

TO LET

RETAIL UNIT DUMFRIES

70 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.
- Occupiers located nearby include **Boots, Marks & Spencer, Ladbrokes, Ramsdens** and **Waterstones**.

SAVILLS EDINBURGH
Wemyss House, 8 Wemyss Place
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Accommodation

The property is arranged over ground, 1st, 2nd and 3rd floors, extending to the following approximate areas:

Ground:	5,359 sq ft	497.85 sq m
1st Floor:	5,232 sq ft	486.05 sq m
Remaining	2,265 sq ft	210.42 sq m
Upper Levels:		
TOTAL:	12,856 sq ft	1,194.32 SQ M

Rent

Further details on request.

Tenure

The premises are available on a new FRI lease.

Rates

Rateable Value:	£40,100
UBR (2023/24):	£0.498
Rates Payable:	£19,970 pa

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

Service Charge

Approx. £12,262 per annum.

Legal Costs

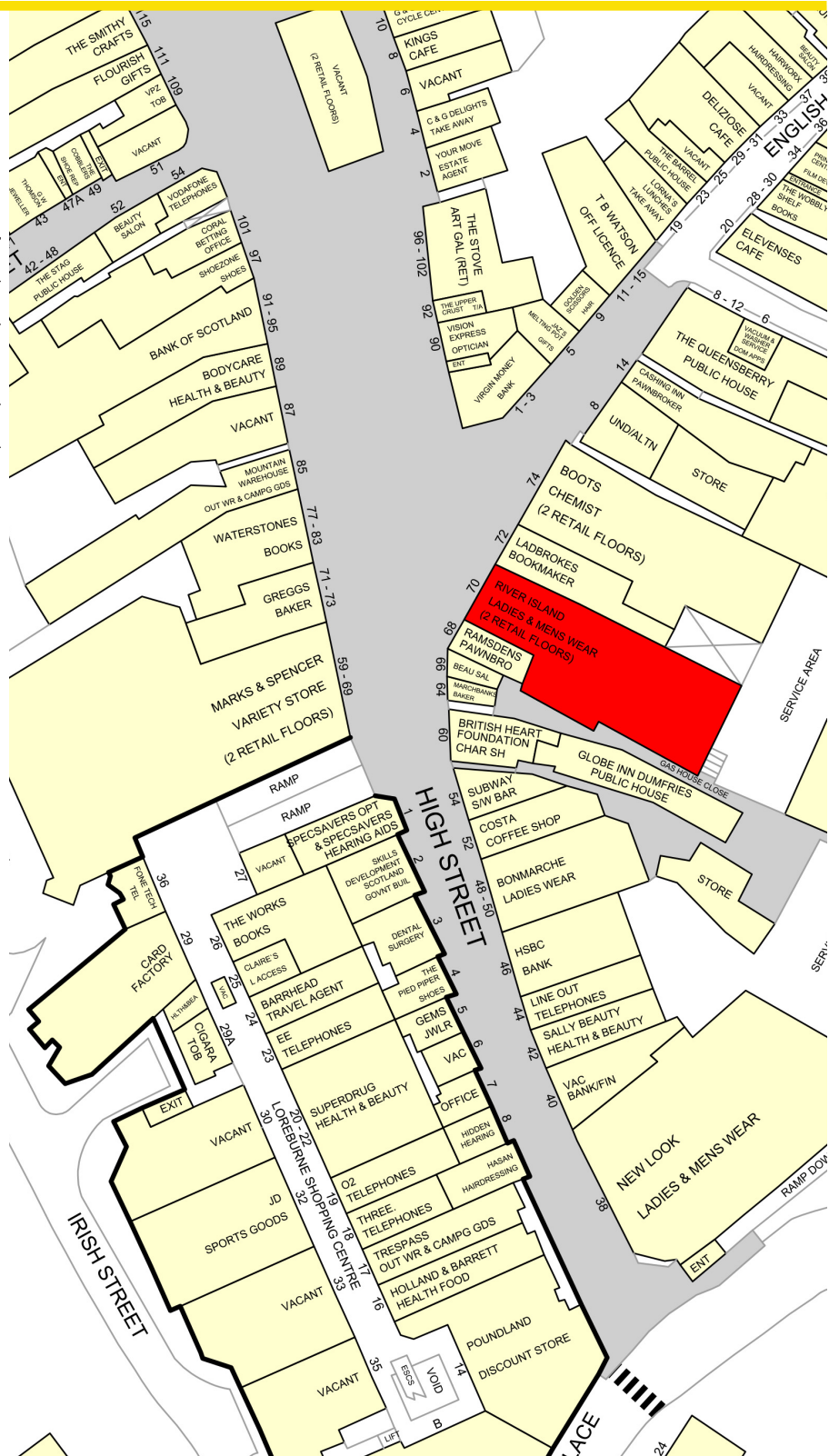
Each party to be responsible for their own legal and professional costs incurred in this transaction.

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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