TO LET
Retail

GRAHAM SIBBALD



89 High Street, Dumfries, DG1 2BN

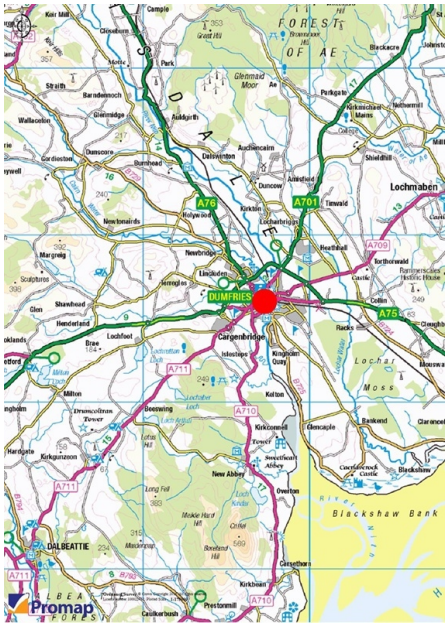
- Fully fitted retail unit with shelving
- Air conditioning
- Prominent high street location
- 4,601 sq ft (426.5 sq m)

The subjects comprise a 3-storey retail unit within a modern mid-terrace building with full height double frontage and recessed central doorway providing level access.

The unit is currently fitted out as a retail unit which previously traded as Bodycare. The unit benefits from ample storage, staff kitchen breakout space and WCs on the upper floors.

Neighbouring occupiers are Trespass and Bank of Scotland.





LOCATION

Dumfries occupies a strategically important position in south-west Scotland, lying approximately 35 miles north-west of Carlisle, 75 miles south of Glasgow, and 75 miles south of Edinburgh.

The subjects are located on the pedestrianised High Street of Dumfries town centre. The surrounding properties comprise a mix of commercial uses including retailers such as Boots, Coral, Ramsdens, Virgin Money, and Vision Express.

SIZE

Floor	Sq Ft	Sq M
Ground	1,910	177
First	1,706	158
Second	985	91.5
Total	**4,601**	**426.5**
ITZA	1,306	121

RENT

£29,000 Per Annum

TENURE

Leasehold - The premises are offered on Full Repairing and Insuring terms.

RATES

The current rateable value is £21,800.

The current Uniform Business Rate for the financial year 2026/27 is 48.1p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Retail - Class 1A

VAT

The rental quoted are exclusive of VAT.

VAT is currently payable upon the rent and any other charges.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

EPC

EPC rating 'A12'. Certificate available upon request.

To arrange a viewing contact:



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Deanna.Hughes@g-s.co.uk
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken
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3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication - December 2025

AYR-2025-10-0044