TO LET
RETAIL

GRAHAM SIBBALD

197 High Street, Dumfries, DG1 2QT

- Prominent high street position
- Return full height glazed frontage
- Potential for 100% rates relief
- 99.36 sq m (1,069 sq ft)

LOCATION

Dumfries is situated in the Dumfries and Galloway region of southwest Scotland, lying on the River Nith near its mouth into the Solway Firth. It is the largest town in the area and serves as the main administrative and commercial centre for the region. The town is located approximately 15 miles west of Annan and 30 miles east of Stranraer, connected by the A75 trunk road, which provides direct access to the M6 motorway and routes to England.

The subjects are located on the pedestrianised High Street of Dumfries town centre at the junction with Friars Vennel. The surrounding properties comprise a mix of commercial uses.

DESCRIPTION

The subjects comprise a ground floor and basement retail unit contained within a three storey and basement traditional building of red sandstone construction built in 1882 with a pitched and slated roof.

The unit benefits from a full height single glazed return frontage and accessed from a single aluminium pedestrian doorway

The unit is currently fitted out as a retail unit which previously traded as Shelter. The unit benefits from retail full height return frontage display on the ground floor. There is ample storage, tea-prep, breakout space and WCs on the basement floor.

The upper floors are occupied by Latham & Co Solicitors which is expressly excluded from the subject property however does form part of the common building.

ACCOMMODATION

Ground	630 Sq Ft	58.57 Sq M
Basement	439 Sq Ft	40.79 Sq M
ITZA	664 Sq Ft	61.72 Sq M

RATEABLE VALUE

The current rateable value is £9,100.
The current Uniform Business Rate for the financial year 2026/27 is 48.1p per pound of Rateable Value excluding water and sewerage charges.

VAT
The rental is quoted exclusive of VAT.
VAT is currently payable upon the rent and any other charges.

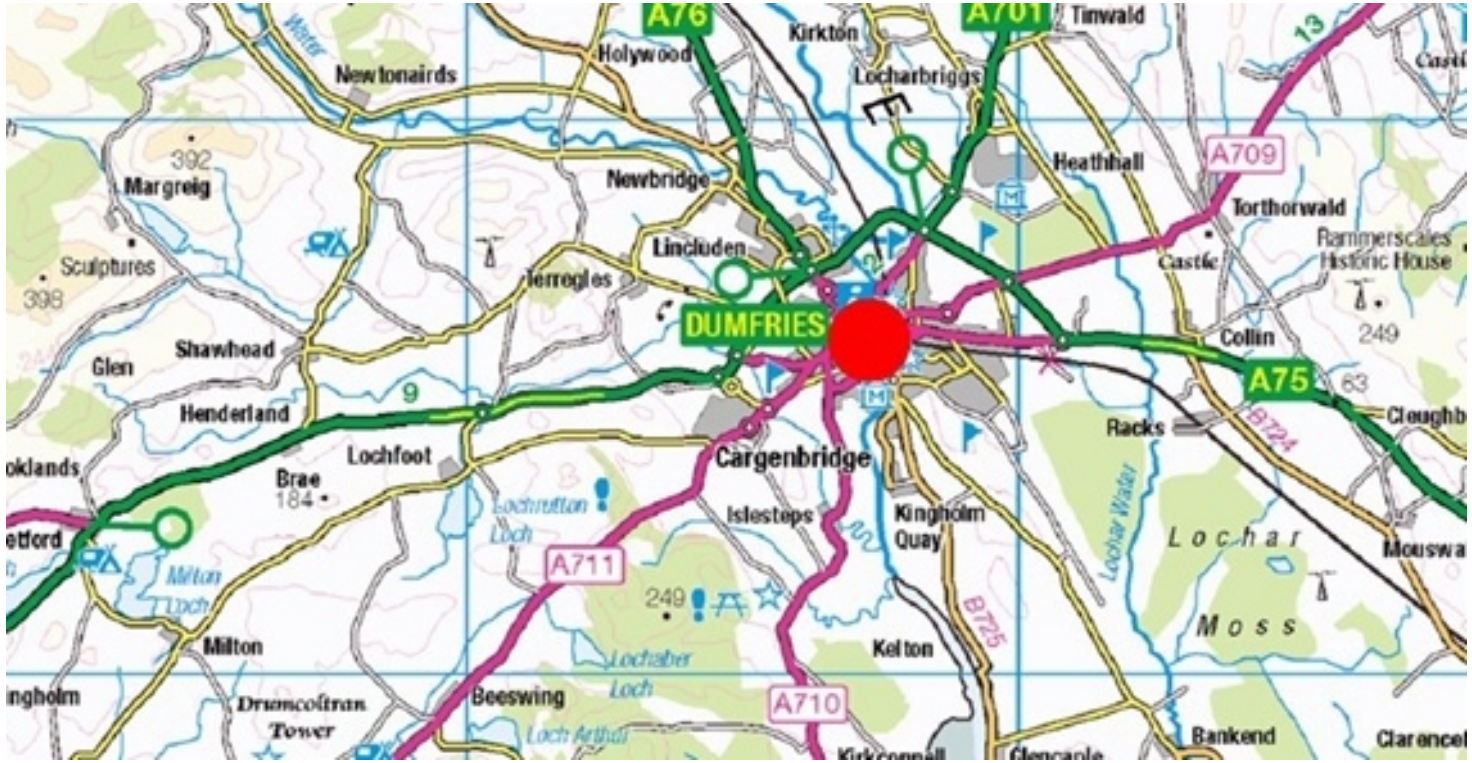
ENERGY PERFORMANCE CERTIFICATE
Certificate available upon request.

QUOTING RENT
£13,000 Per Annum

TENURE

The premises are offered on Full Repairing and Insuring terms.

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



To arrange a viewing please contact:

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