

DM HALL

For Sale

Former Arcade
Premises, Dumfries

20-22 Friars
Vennel, Dumfries,
DG1 2RL



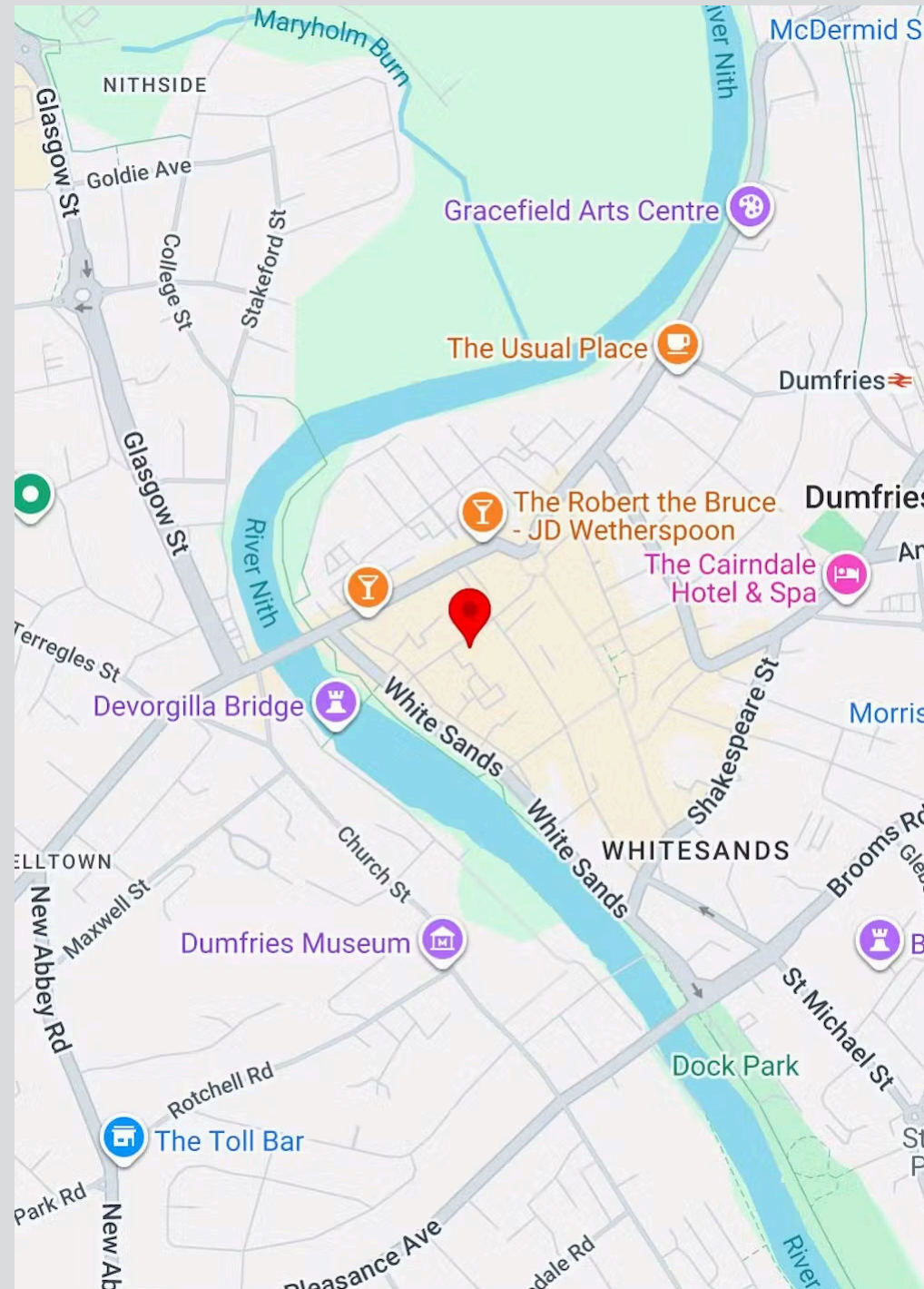
2,799 sq ft
(260.04 sq m)

- Central commercial location in Dumfries
- Close to car parking
- Former arcade premises, potential for a variety of uses
- Gross area 260 sqm (2,799 sqft)
- 100% rates relief available
- Potential for residential conversion
- Offers over £80,000

LOCATION

Friars Vennel is a commercial and retail trading location in the heart of Dumfries town centre, also acting as a connecting route between the main retailing pitch of High Street with Whitesands, where most of the town centre car parking is situated. There is additional privately owned car parking to the rear of the property.

Dumfries is the principal town in the Dumfries and Galloway region, with a population of around 34,000 persons. The town lies around 76 miles south of Glasgow, accessed via the M74, while Carlisle is around 36 miles south east of the town.



DESCRIPTION

20 Friars Vennel is a single storey, former amusement/gaming arcade that occupies a mid-terraced position and is of traditional construction with a front facing retail section of the property extending into a workshop style property at the rear.

The accommodation is broadly rectangular in shape and consists of a front and rear sales area, an office, kitchen and toilets, with rear stores.

The property extends to a gross internal floor area of 260 sqm (2,799 sqft), or thereby.

Offers over £80,000 are invited for our clients heritable interest.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



PRICE

Offers from £80,000

NON-DOMESTIC RATES

Rates Payable: The property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

Rateable Value: £6,900

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

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PROPERTY REF: WSA2901

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