

Property for Auction in Scotland - [Print Version]

Lot : 4-6 Irving Street, Dumfries, Dumfriesshire DG1 1EL



Auction House Scotland

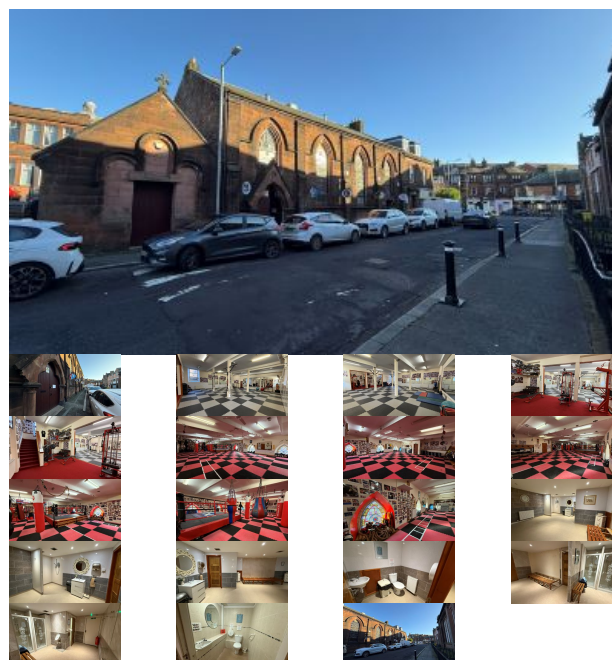
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Auction Date:	Start Time	Property Type:	*Guide Price
Thu 30/07/2026	14:00	Commercial	£170,000

Property Address: 4-6 Irving Street, Dumfries, Dumfriesshire DG1 1EL, DG1 1EL

Impressive commercial property situated on Irving Street, centrally located in Dumfries close to a variety of local amenities. The former church, most recently used as a boxing gym, is set over two floors currently comprising a welcoming reception area, downstairs studio, spacious male and female changing rooms with WCs and an extensive upstairs studio. The property expands over approximately 393 square meters / 4230 square foot in size and boasts original features such as stained-glass windows. The property has been well-maintained and has excellent potential for a variety of uses (subject to obtaining the relevant planning permission). The property is offered vacant with a rateable value of £12,000 and may qualify for rates relief.



Area

Irving Street is well placed for access to Dumfries town centre offering a range of shops, cafes, supermarkets, and schools. Dumfries Train Station is less than half a mile away offering regular rail services to Glasgow and Edinburgh. The M6 and M74 road networks are accessible nearby at Moffat, Gretna and Lockerbie. The surrounding area offers glorious countryside and historic sites with easy access to the beautiful coastline and a variety of sporting and country pursuits.

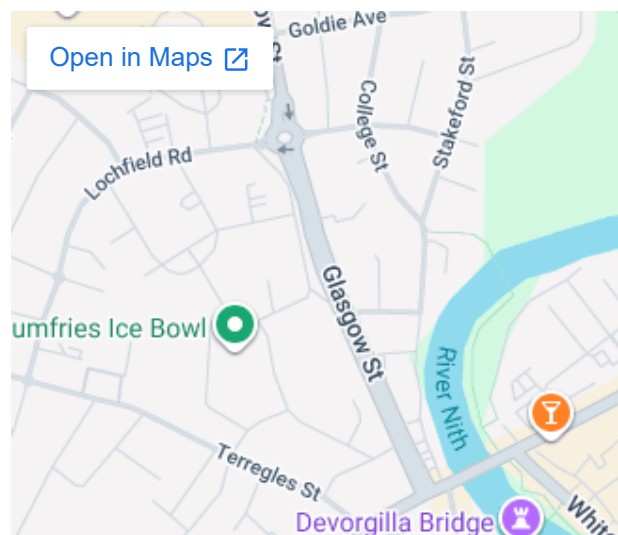
Tenure

Freehold

Local Authority

Dumfries and Galloway Council

Location Map



Additional Fees

Administration Charge - 3.6% inc VAT of the purchase price, subject to a minimum of £3600 inc VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Price Information

*Guides are provided as an indication of each seller's minimum expectation. They are not

necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.