TO LET

Office / Business

Lower ground, ground & mezzanine floor accommodation

Modern fitout

Four dedicated parking spaces

NIA: 284.51 sq.m. (3,062 sq.ft.)

Suited to a variety of commercial uses (subject to consents)

Rental offers invited

VIDEO TOUR

WHAT 3 WORDS

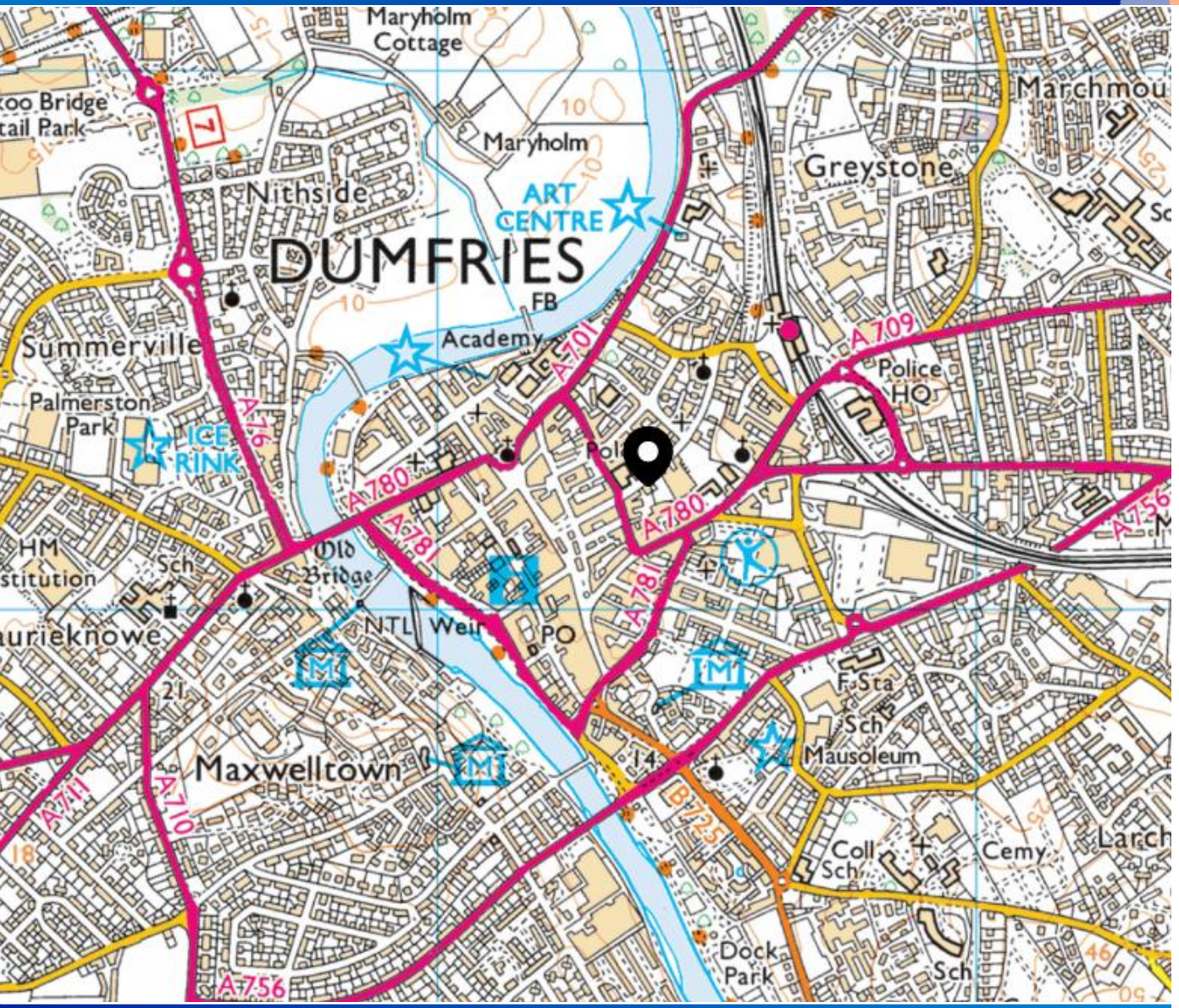


51 NEWALL TERRACE, DUMFRIES, DG1 1LN

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Location



Modern suite set within a two-storey office building.

FIND ON GOOGLE MAPS

The property occupies a position on the edge of the town centre with immediate on-street parking, a shared car park, and access to the public transport network.

Dumfries, with a population of around 33,000, is the largest town in Dumfries & Galloway as is therefore southwest Scotland's main shopping and administrative centre.

The town lies approximately 75 miles south of Glasgow and 34 miles northwest of Carlisle, occupying a strategic location at the intersection of the A75, A76, and A701 trunk roads.

Connections to the A74(M) / M6 motorway are available at Lockerbie via the A709, Gretna via the A75, and Beattock via the A701.

The A75 also provides a link to the Northern Irish ferry ports at Cairnryan.

The property is situated in an established mixed-use district and lies on the southern side of Newall Terrace, near to its junction with Loreburn Street.

The remainder of the building is currently occupied by national architect firm Robert Potter & Partners.

Other surrounding commercial occupiers include Police Scotland and Dumfries & Galloway Council along with locally owned restaurants, cafés, public houses and retail / professional businesses.

Description





The subjects comprise a large modern office suite, forming part of a larger detached two-storey office building with a single-storey and attic extension to the rear.

The main walls are of sandstone / brick construction with pointed / roughcast finishes externally. The roofs over are pitched and slated.

The internal accommodation extends to the following:

Lower Ground Floor

- Open plan main office
- Kitchenette
- Two W/c's

Ground Floor

- Open plan reception
- Partitioned meeting rooms / offices

Mezzanine

- Two offices
- Two stores

The floors are of solid concrete construction on the lower ground and ground floors, and suspended timber at mezzanine level. Floor coverings are run in a mixture of carpet and vinyl. The walls are lined and painted / papered, and the ceilings are a mixture of suspended tile and lined and painted.

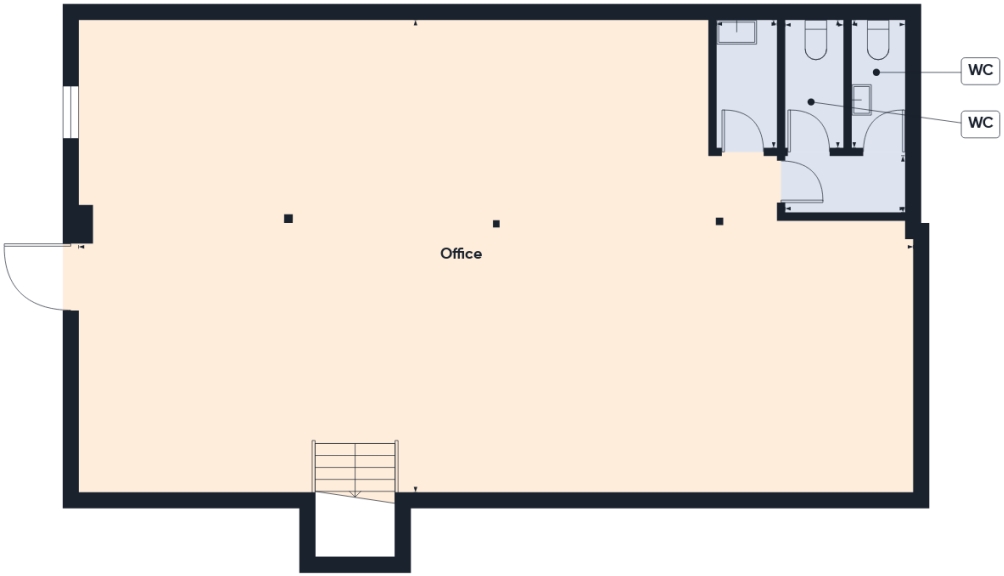
The main entrance vestibule is shared with the occupier on the first floor, with each tenant having a secure door serving their suite.

The site extends to the footprint of the building along with a small shared car park to the side.

Floor Plan

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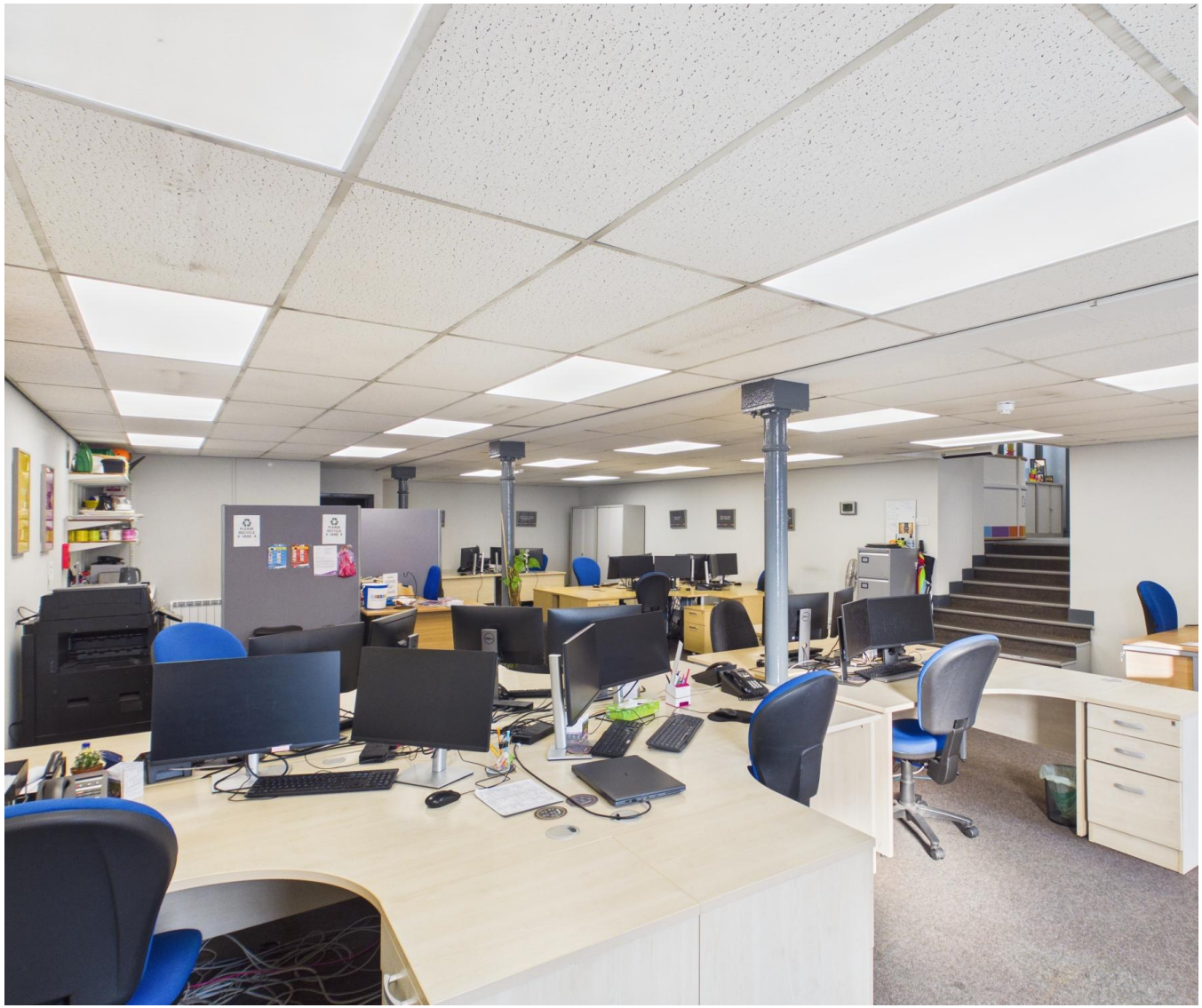
Lower Ground Floor

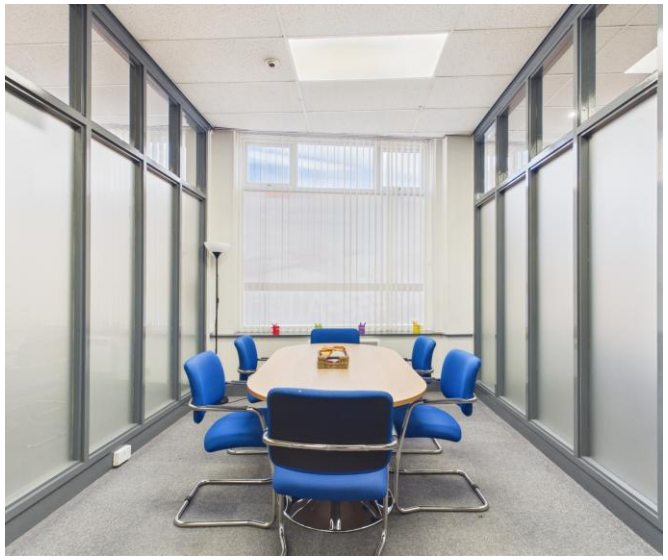


Ground Floor & Mezzanine



Gallery

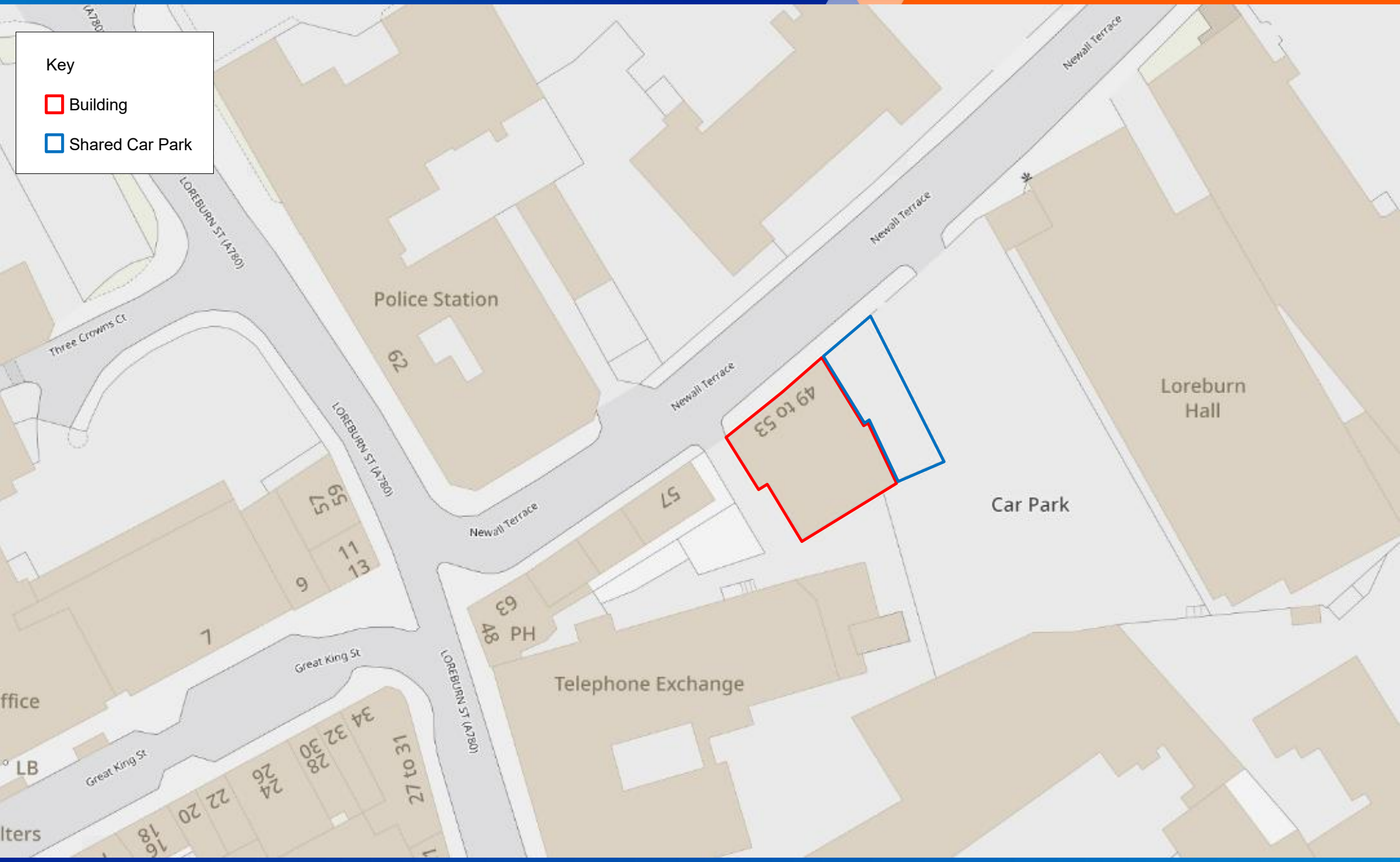






Site Plan

51 NEWALL TERRACE, DUMFRIES, DG1 1LN



The Detail

Accommodation

FLOOR AREA	m^2	ft^2
Lower Ground Floor	104.06	1,120
Ground Floor	116.59	1,255
Mezzanine	63.86	687
Total	**284.51**	**3,062**

The above floor areas have been calculated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Services

Mains water, electricity, and drainage.

Space heating is provided by a series of wall mounted electric panel radiators.

Planning

We assume the subjects benefit from Class 1A (shops, financial, professional and other services) and Class 4 (business) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property is however well suited to alternative commercial use, subject to Local Authority consents.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

Rent & Lease Terms

Rental offers are invited.

The suite is available by way of a new lease on a Full Repairing & Insuring (FRI) basis, for a flexible term that incorporates a regular review pattern.

Tenant incentives may be available in the case of a long-term lease.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

The tenant will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Energy Performance Certificate (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

VAT

We are verbally advised that the property is VAT elected.

Rateable Value

RV: £19,100

Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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