

TO LET

RETAIL / PROFESSIONAL

Two-storey former bank

NIA: 86.50 sq.m. (931 sq.ft.)

Open-plan sales area

Prime trading position within
affluent tourist town

Well suited to a broad range of
commercial uses

Qualifies for 100% rates relief
(subject to occupier eligibility)

Offers Around £10,700 p.a.



VIRTUAL TOUR



8 HIGH STREET, MOFFAT, DG10 9EX

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Location

8 HIGH STREET, MOFFAT, DG10 9EX



The subjects occupy a prime trading pitch within the heart of the town centre, fronting the main traffic thoroughfare and public car park.

Moffat, with a population of circa 2,500, is an artisanal shopping destination and affluent tourist town located within the Dumfries & Galloway region of southwest Scotland.

The town lies on the A701 which is promoted as a scenic route to Edinburgh, around 53 miles to the northeast.

The main regional town of Dumfries is around 21 miles due south.

Access to the A74(M) motorway is provided at Beattock (Junction 15) which lies around 1.5 miles to the south.

The High Street offers a variety of shops that are mostly occupied by a complementary mix of boutique traders, as well as a healthy provision of reputable hotels, restaurants, cafés and bars.

Ample public parking is available over the length of the High Street, with additional parking located opposite the nearby public playpark and boating pond.

There are public transport links immediately adjacent to the property.

**Prominent unit within prosperous former spa town,
set on scenic route to Scottish capital.**



WHAT 3 WORDS



GOOGLE MAPS



Description

8 HIGH STREET, MOFFAT, DG10 9EX



The subjects comprise a two-storey corner terrace former bank premises.

The main walls are of cavity brick / fyfestone construction with a partial roughcast external finish. The roof over is pitched and clad with slate.

The ground floor sales frontage consists of two large timber casement display windows and a central entrance door with space for full width fascia signage above.

The first floor windows are also of timber casement design.

The internal accommodation extends to a full open-plan ground floor sales area / office with mixed open-plan and cellular ancillary space / welfare facilities at first floor level.

Glazed aluminium and timber stud partitions have been erected to provide the following layout:

Ground Floor

Entrance Vestibule, Sales Area, Office, and Stores

First Floor

Two Offices / Stores, Kitchen / Staff Room, and Toilets

The floors are of solid concrete and suspended concrete block construction with laminate, vinyl, and carpet coverings.

A concrete staircase is set toward the front of the unit.

The walls have a papered / painted finish. The ceilings at ground level are of suspended acoustic tile design, with those on the first floor being lined and painted.

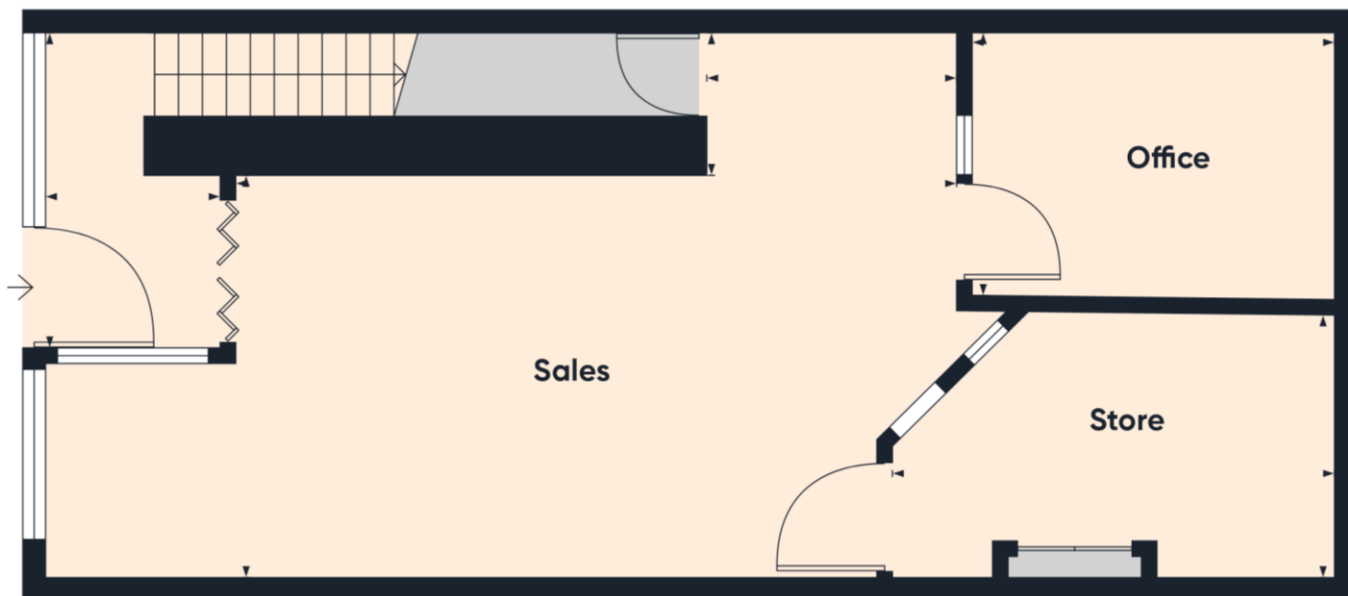
Fitted storage units and a worktop with an integrated stainless-steel sink & drainer have been installed within the kitchen / staff room.





Floorplans

8 HIGH STREET, MOFFAT, DG10 9EX



FLOOR AREAS	m ²	ft ²
Ground Floor	47.8	514
First Floor	38.7	417
TOTAL	86.5	931

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



Services

We understand the property is connected to mains supplies of water, electricity, and drainage.

Space heating is provided by a series of wall mounted electric panel radiators and electric warm-air blowers.

There is also partial air conditioning.

Hot water is provided via instant electric geysers.

A fire alarm system has been installed.

Rateable Value

£7,700

The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme, subject to occupier eligibility.

Planning

We assume the property is registered as having a Class 1A (Shops, Financial, Professional and Other Services) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property is however well suited to a variety of commercial uses.

Local Authority consents will be required for change of use and interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

Rent & Lease Terms

Rental offers around **£10,700 per annum** are invited.

The subjects are available by way of a new lease on a Full Repairing and Insuring (FRI) basis, for a flexible term incorporating a regular review pattern.

Tenant incentives may be available.

Value Added Tax

We are verbally advised that the property is not VAT elected.

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.

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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