FOR SALE

OFFICE / DENTAL SURGERY
(REDEVELOPMENT OPPORTUNITY)

Lower-ground, ground & first floors of four-storey end-terraced property

Prestigious town centre location

Front & rear courtyards and private parking

NIA: 239.49 sq.m. (2,577 sq.ft.)

Scope for redevelopment Into multiple flats (STC)

Guide Price: £200,000

360° VIRTUAL TOUR

WHAT 3 WORDS



26 CASTLE STREET, DUMFRIES, DG1 1DU

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Location



Attractive Georgian townhouse occupying a central position within the main professional district

FIND ON GOOGLE MAPS

The property is situated within a prestigious neighbourhood on the banks of the River Nith and is convenient to town centre amenities.

Dumfries is a former Royal Burgh and historic town, with a population of around 33,000, and is the largest settlement within the Dumfries & Galloway region of southwest Scotland, which possesses rolling countryside, a spectacular coastline and an array of bustling towns and villages.

The town occupies a strategic location at the intersection of the A75, A76, and A701 trunk roads. Public transport connections include regular bus services and a railway station on the Glasgow South Western Line.

The town is home to Scotland's first multi-institutional university campus, comprising The University of the West of Scotland, The University of Glasgow and Dumfries & Galloway College, all of which are held within the 85-acre parkland Crichton Estate. In addition, Scotland's Rural College has a nearby campus within short commuting distance.

The subjects are set on the no through road section of Castle Street and lie within a mixed commercial and residential area.

Nearby amenities include a medical centre, dental surgeries, pharmacies, convenience stores, salons, professional services, a gymnasium, churches, restaurants & bars, a children's nursery, Loreburn Primary School, and Dumfries Academy.

Public transport links are available at the nearby Burns Statue bus terminus.

Description





The subjects comprise traditional office accommodation and a dental surgery that form part of a larger Category A listed end-terraced building with private parking.

The main walls are of traditional sandstone construction surmounted by a mansard roof with slated front and rear slopes.

A modest two storey rear projection of similar construction offers additional space at both lower-ground and ground floor levels.

Windows are of single-glazed timber sash design, with lowered sills and ornate cast-iron balconies at first floor level.

The main ground floor entrance door leads to a vestibule and stairwell that is shared with a residential flat over the attic floor whish is in separate ownership.

There are dedicated front and rear entrance doors at lower-ground level, via enclosed private courtyards.

The internal accommodation is well presented and offers generously proportioned workspace with striking period features and high ceilings, together with welfare facilities on each floor and ample storage throughout.

The principal room at first floor level has been sub-divided into two dental surgeries and a sterilisation room using demountable partitions.

The rear car park is tarmac surfaced and accessed via a shared gated entrance off George Street. We estimate there is adequate space for circa four cars.

There is also a strip of land along the exposed gable elevation.

FLOOR AREAS	m²	ft²
Lower Ground Floor	77.42	833
Ground Floor	74.33	800
First Floor	87.74	944
TOTAL	**239.49**	**2,577**

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

Gallery – Ground Floor







Gallery – First Floor







Gallery – Lower Ground Floor





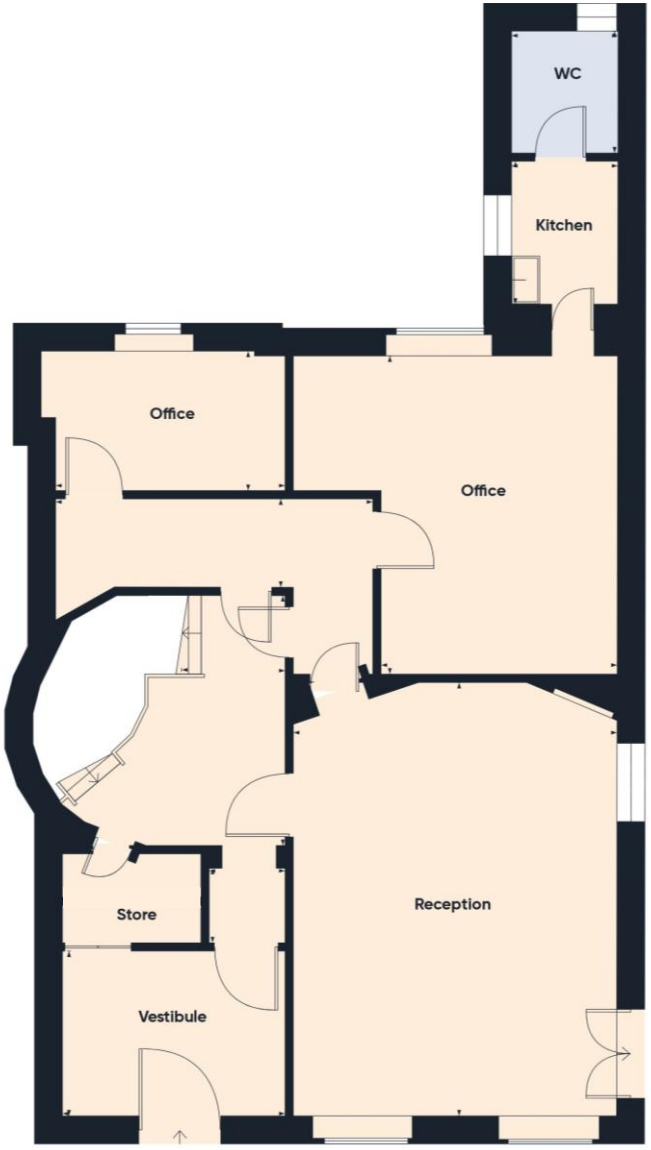


Floorplans

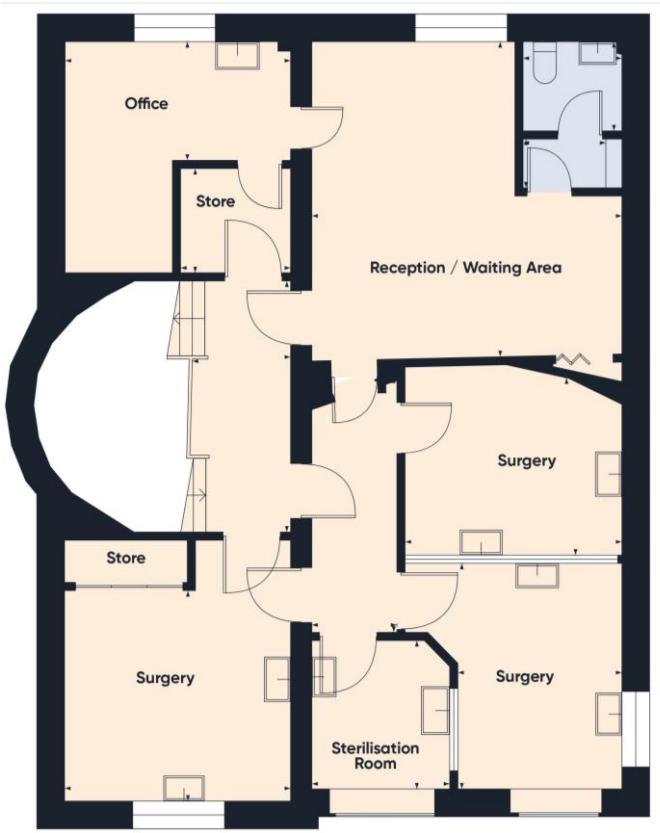
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Lower Ground Floor

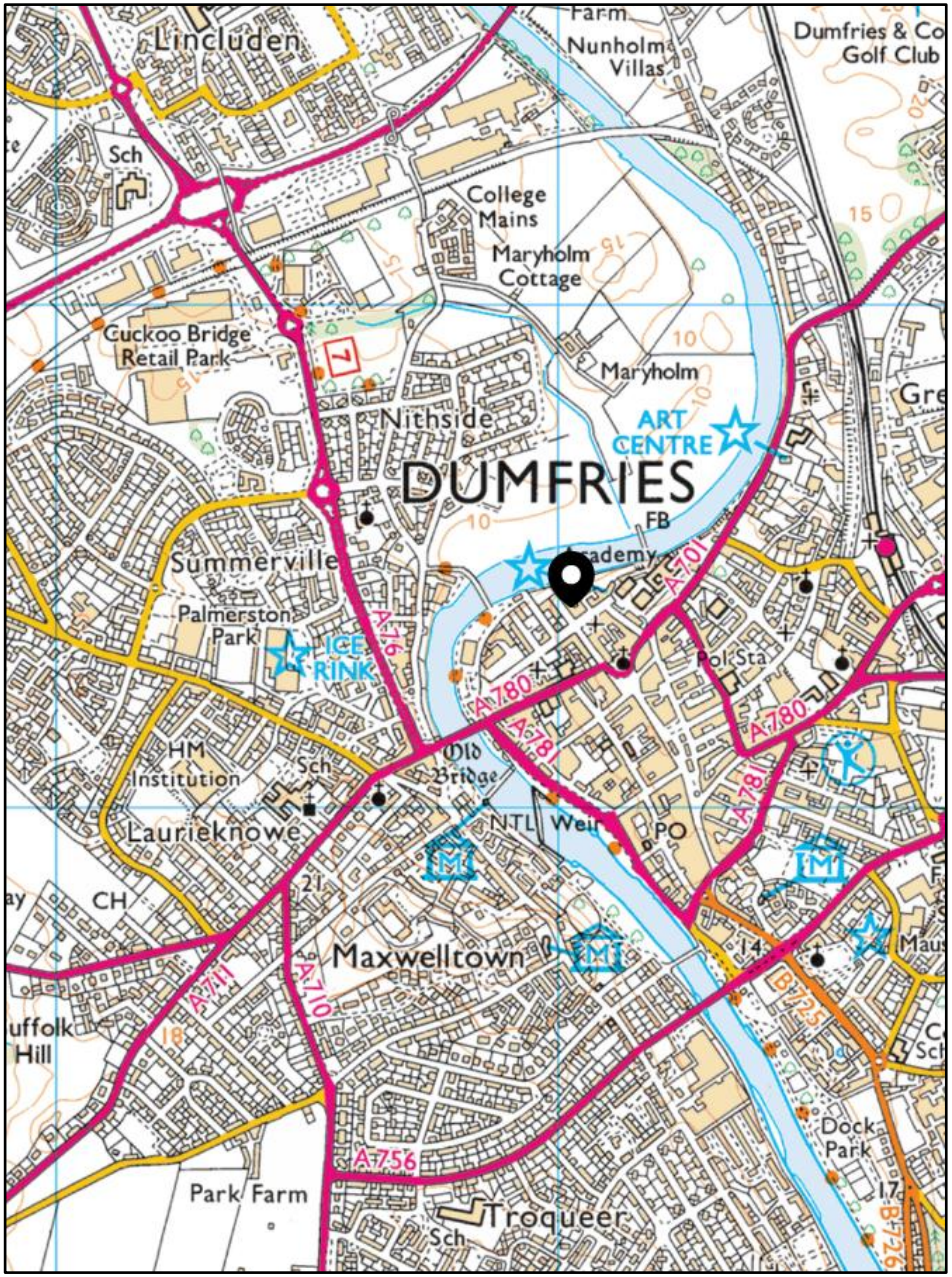


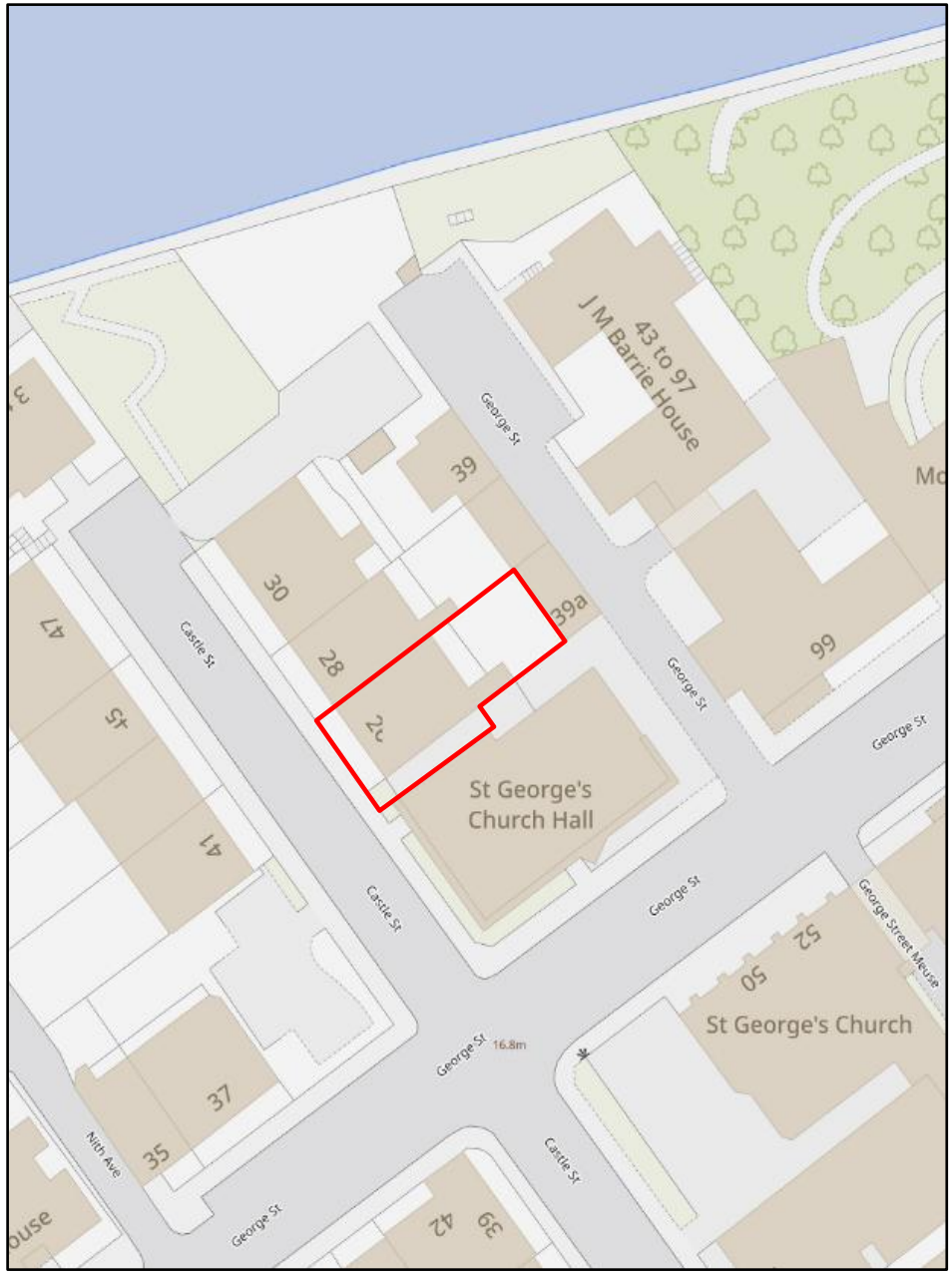
Ground Floor



First Floor

Location & Site Plans





The Detail

Services

The property is connected to mains supplies of water, gas (meter removed), and electricity. Drainage is assumed to be into the main public sewer.

Space heating is provided via a series of electric storage heaters and wall mounted radiators.

Rateable Value

The lower-ground and ground floor accommodation requires to be reassessed.

First floor dental surgery: £8,000

Planning

We assume the property is registered for Class 1A (shops, financial, professional and other services) and Class 4 (business) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property is however well suited for conversion into multiple residential flats, subject to Local Authority consents.

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

Grant funding for residential conversion may be available via the Dumfries & Galloway Council Town Centre Living Fund.

Price

Purchase offers around **£200,000** are invited for our client's heritable interest.

VAT

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

Energy Performance Certificate (EPC)

Energy Performance Rating:

Basement:	B
Ground Floor:	C
First Floor:	F

A copy of the EPCs are 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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