TO LET

Retail

- Set within town centre
- Located on busy pedestrian thoroughfare
- Ground floor accommodation
- NIA: 54.70 m² (589 ft²)
- Qualifies for 100% rates relief
- £7,200 per annum

WHAT 3 WORDS



27 FRIARS VENNEL, DUMFRIES, DG1 2RQ

CONTACT: Fraser Carson: f.carson@shepherd.co.uk
Robert Maxwell: robert.maxwell@shepherd.co.uk | 01387 264333 | **www.shepherd.co.uk**

SHEPHERD COMMERCIAL

Location



The property occupies a prime position within the town centre.

Dumfries, with a population of around 33,000, is the largest town in Dumfries & Galloway and 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.

The A709 provides the shortest link to the A74(M) / M6 motorway at Lockerbie, although the A75 and A701 offer alternative routes dependant on the direction of travel, with junctions at Gretna and Beattock respectively.

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

The property lies on the northern side of Friars Vennel and as a result is well placed to benefit from passing trade.

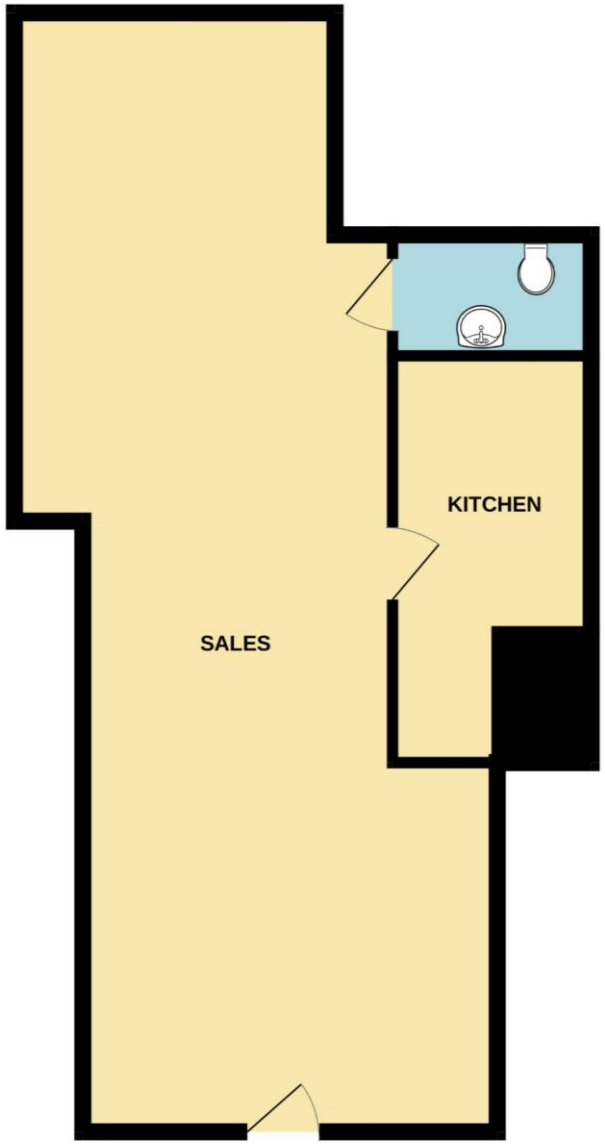
Surrounding commercial properties form a balanced mix of retail units, cafés, hot-food takeaways, professional offices, salons, a bookmakers, and recreational facilities, together with several pubs, bars and restaurants.

There is abundant public parking in the immediate vicinity, as well as the town's principal bus stance and taxi rank.

Ground floor retail unit located on pedestrian thoroughfare

FIND ON GOOGLE MAPS

Description



Ground Floor

The subjects comprise a ground floor retail unit forming part of a larger three-storey mid-terraced building.

The roof over is pitched and slated.

The sales frontage includes large timber casement display windows and a glazed entrance door.

The internal accommodation comprises an open-plan sales area, a kitchen and a toilet.

The property has a mix of carpet and vinyl floor coverings and lined and painted walls and ceilings.

The site extents solely to the footprint of the unit.

FLOOR AREA	m^2	ft^2
Ground Floor	54.70	589

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).

Gallery









The Detail

Services

The property is connected to mains supplies of water and electricity, with drainage into the public sewer.

Space heating is provided via wall mounted electric panel radiators.

Planning

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

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

Rateable Value

RV - £3,300

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

Rent & Lease Terms

Rental offers around **£7,200 per annum** are invited.

The property is available by way of a new Full Repairing & Insuring (FRI) lease, for a flexible term, incorporating a regular review pattern.

Incentives may be available, subject to the length of lease agreed.

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:

Fraser Carson
f.carson@shepherd.co.uk

Robert Maxwell
robert.maxwell@shepherd.co.uk

Shepherd Chartered Surveyors
18 Castle Street, Dumfries, DG1 1DR
t: 01387 264333

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.

shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE **SEP 2026**

SHEPHERD COMMERCIAL