

TO LET (MAY SELL)

LICENSED RESTAURANT

Long-established town centre
Class-3 premises

Attractive Georgian building
with grand interior

Arranged over
ground & basement floors

Two linked dining areas
(42+ covers)

GIA: 235.24m² (2,532ft²)

£27,500 per annum



VIRTUAL TOUR



WHAT 3 WORDS



94 IRISH STREET, DUMFRIES, DG1 2PB

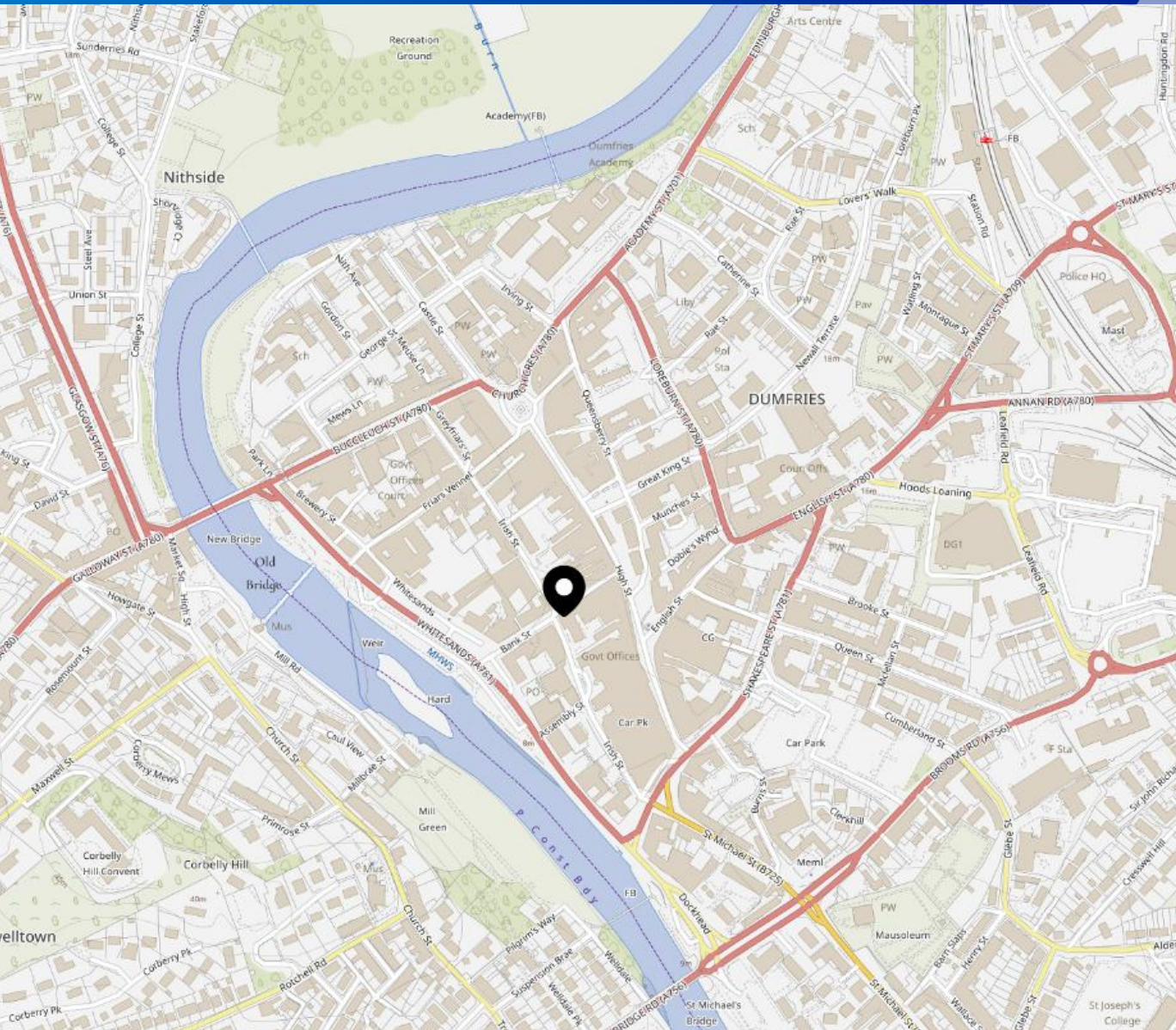
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Location

94 IRISH STREET, DUMFRIES, DG1 2PB



The property occupies a superior town centre position amongst a growing hub of well-regarded leisure and licensed trade businesses.

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.

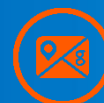
The town is also home to Scotland's first multi-institutional university campus, comprising The University of the West of Scotland, The University of Glasgow and Dumfries & Galloway College, all of which are held within the 85-acre parkland Crichton Estate. In addition, Scotland's Rural College has a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

The property lies on the southeastern side of Irish Street at its junction with Bank Street, around 80 yards from the prime pedestrianised retailing area. The unit is therefore considered well placed to benefit from passing trade.

Surrounding commercial properties include professional offices, salons, retail units 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.

Long-established town centre licensed restaurant



FIND ON GOOGLE MAPS



Description

94 IRISH STREET, DUMFRIES, DG1 2PB



The subjects comprise a sympathetically converted category B listed former bank set on a corner site with Greek revival colonnade.

The three-storey & attic building's ornate construction was designed by revered local architect Walter Newall circa 1820, with stone walls under pitched and slate clad roofs.

The unit is arranged over the ground and basement floors, with large sash windows serving both the Irish Street and Bank Street frontages.

Entry is via a large vestibule with glazed revolving door positioned centrally between two additional glazed side doors.

The dining areas are well presented with herringbone flooring, modern bar / display kitchen, high ceilings and pendant lights. Original features include decorative cornicing, window shutters, fireplaces, moulded timbers, and a former vault.



A sizeable commercial kitchen lies toward the rear with adjoining prep area, store, and staff toilet. A walk-in chill has been installed within a separate shelter contained within the enclosed private courtyard, which is also directly accessible from the kitchen.

Deliveries and waste disposal may be handled through a communal hallway accessed from Bank Street, which is shared with the separately-owned upper floor flats.

Customer toilets, a managers' office, and additional stores are situated within the basement.

FLOOR AREAS	m ²	ft ²
Ground Floor	180.98	1,948
Basement	54.26	584
TOTAL	235.24	2,532

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





Floor Plans

94 IRISH STREET, DUMFRIES, DG1 2PB



Ground Floor

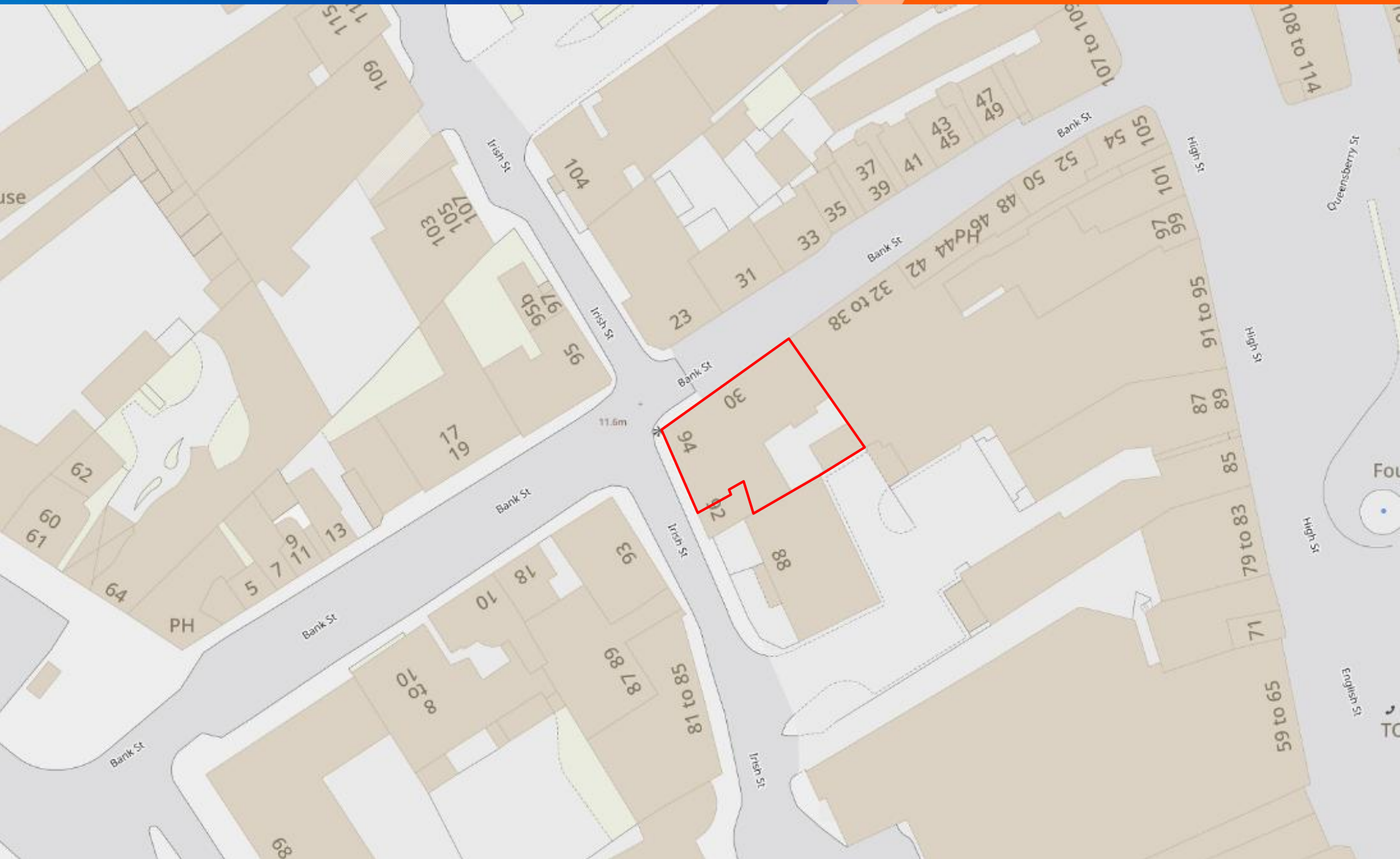


Basement



Site Plan

94 IRISH STREET, DUMFRIES, DG1 2PB





Services & Equipment

The property is connected to mains supplies of water, gas, and 3-phase electricity. Drainage is assumed to be into the main public sewer.

Space heating is provided by a gas-fired boiler serving a series of wall mounted radiators.

A full inventory of trade equipment is available upon request.

Premises License

Information is available upon request.

Planning

We assume the property is currently registered for Class 3 (Food and Drink) 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.

Energy Performance Certificate (EPC)

Energy Performance Rating: G
A copy of the EPC is available upon request.

Rateable Value

RV - £25,000

Rent & Lease Terms

Rental offers around **£27,500 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.

Price

Purchase offers are invited.

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

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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