FOR SALE BY ONLINE AUCTION

HOT FOOD TAKEAWAY

Auction Date: 03.12.26

Fully fitted & well-established

Prominent position within the town centre licensed trade circuit

Adjacent to public car park

Qualifies for 100% Rates Relief (subject to occupier eligibility)

Guide Price: £95,000

VIDEO TOUR

WHAT 3 WORDS

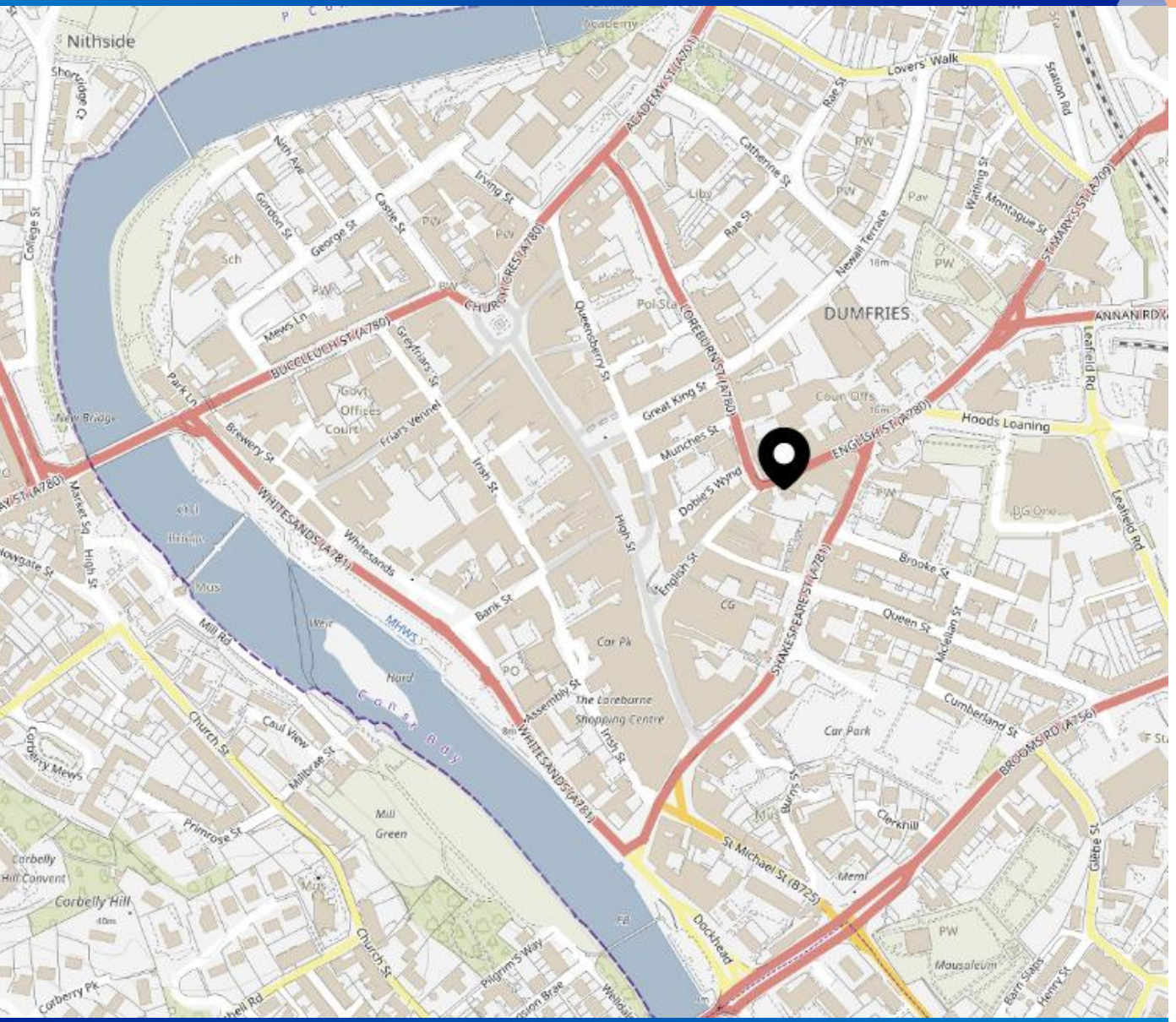


62A ENGLISH STREET, DUMFRIES, DG1 2BY

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

SHEPHERD
PROPERTY AUCTIONS

Location



Fully fitted hot food takeaway fronting busy town centre thoroughfare.

FIND ON GOOGLE MAPS

The property occupies a prominent position within the town centre licensed trade circuit.

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.

The A709 provides the shortest link to the A74(M) 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 is set on the south side of English Street and lies around 150 yards from the pedestrianised High Street.

The unit is also adjacent to a public car park.

As a result, the business benefits from a high level of passing traffic and pedestrian footfall throughout the year.

Surrounding commercial properties include restaurants, hot food takeaways, public houses, and nightclubs, together with retail units, salons, and showrooms.

Description





The subjects comprise a detached hot food takeaway with private parking & loading space at the rear.

The main walls are of brick construction, with a painted roughcast / tile external finish, under a flat roof.

The property benefits from a large sales window and glazed customer entrance door, below a branded retractable awning with fascia signage above.

The internal accommodation extends to a customer waiting area & kitchen, rear preparation room, store, and a staff toilet.

The floors have vinyl / tile coverings, walls are tiled / painted, and the ceilings are lined and painted.

The unit is fully fitted with commercial grade equipment, including a stainless-steel extraction hood & splash back.

The rear parking / loading area is screened by a timber fence.

There is also an enclosed courtyard which contains plant for the extraction system.

FLOOR AREA	m^2	ft^2
Ground Floor	43.76	471

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

Description









Services

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

Rating Assessment

£3,650

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

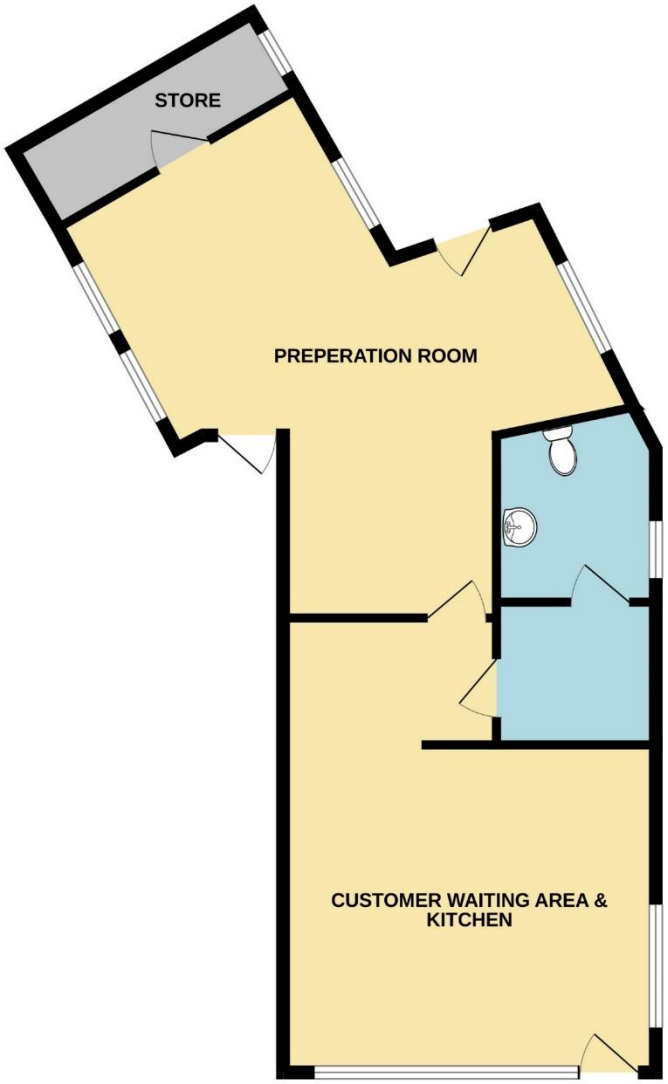
Planning

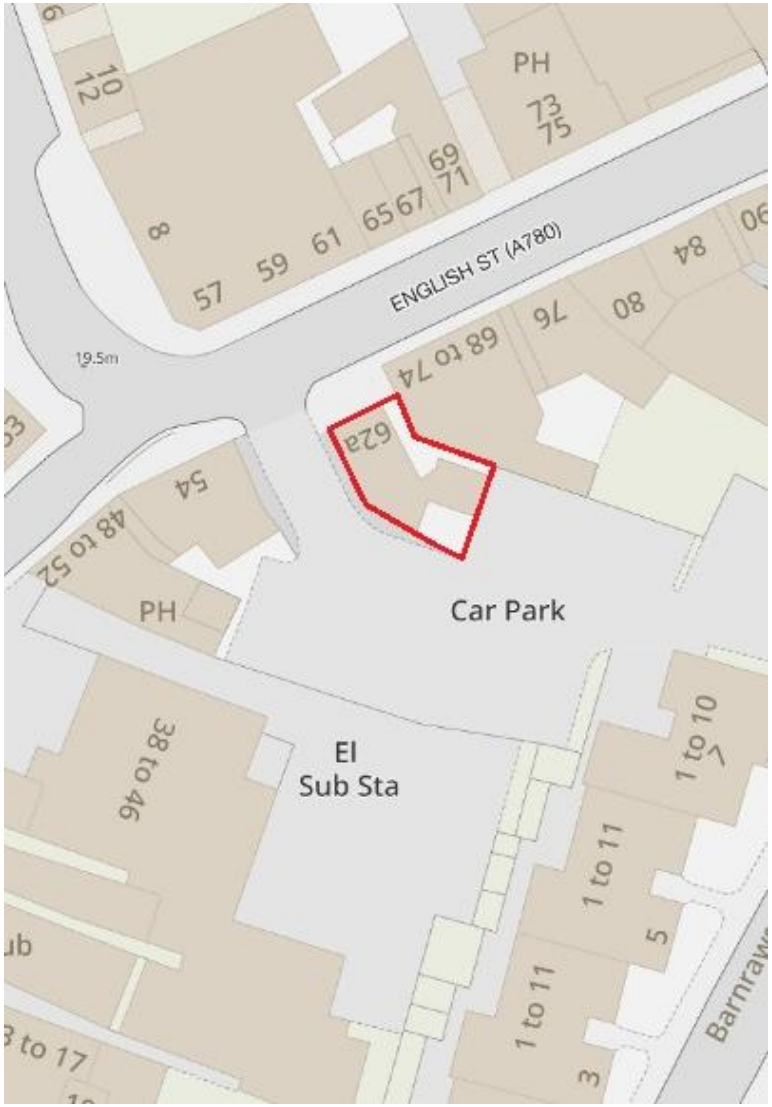
We are verbally advised the property is registered as having a Sui Generis Class 3 (Food and Drink) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Planning permission has previously been granted for the construction of a first-floor residential dwelling (Ref: 16/P/3/0199).

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

Plans


STORE
PREPERATION ROOM
CUSTOMER WAITING AREA & KITCHEN


PH
ENGLISH ST (A780)
19.5m
62a
Car Park
PH
El Sub Sta

The Detail

Auction Date

The auction will be held on Thursday 3rd December 2026 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

https://www.shepherd.co.uk/auctions-remote-bidding/

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

Guide Price

The property has a guide price of **£95,000**.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 1.5% plus VAT, subject to a minimum of £1,500 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

Energy Performance Rating: Pending

A copy of the EPC is available upon 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: **OCTOBER 2026**

SHEPHERD
PROPERTY AUCTIONS