FOR SALE BY ONLINE AUCTION

RETAIL / RESIDENTIAL

Redevelopment Opportunity

Three storey & attic mid-terraced building

Ground & first floor retail unit

Second & attic floor former 2-bed flat

Auction Date: 03.12.26

Guide Price: £60,000 - £80,000

GOOGLE MAPS WHAT 3 WORDS

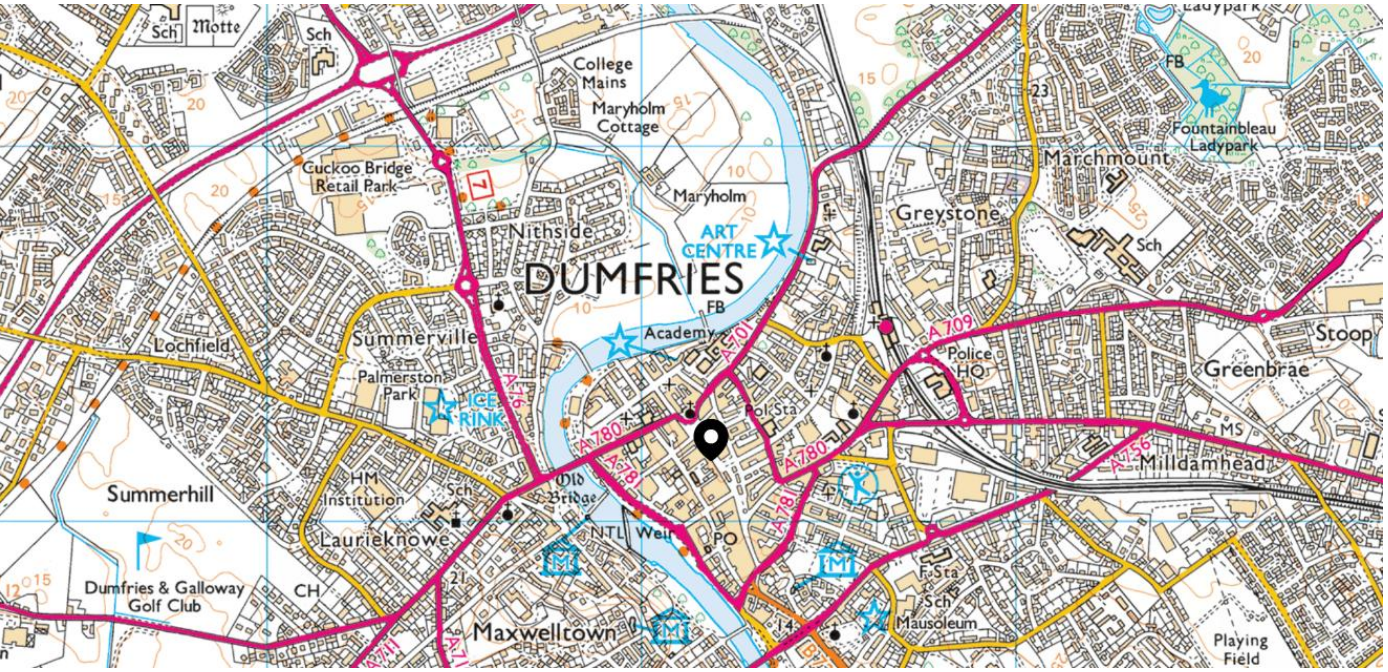


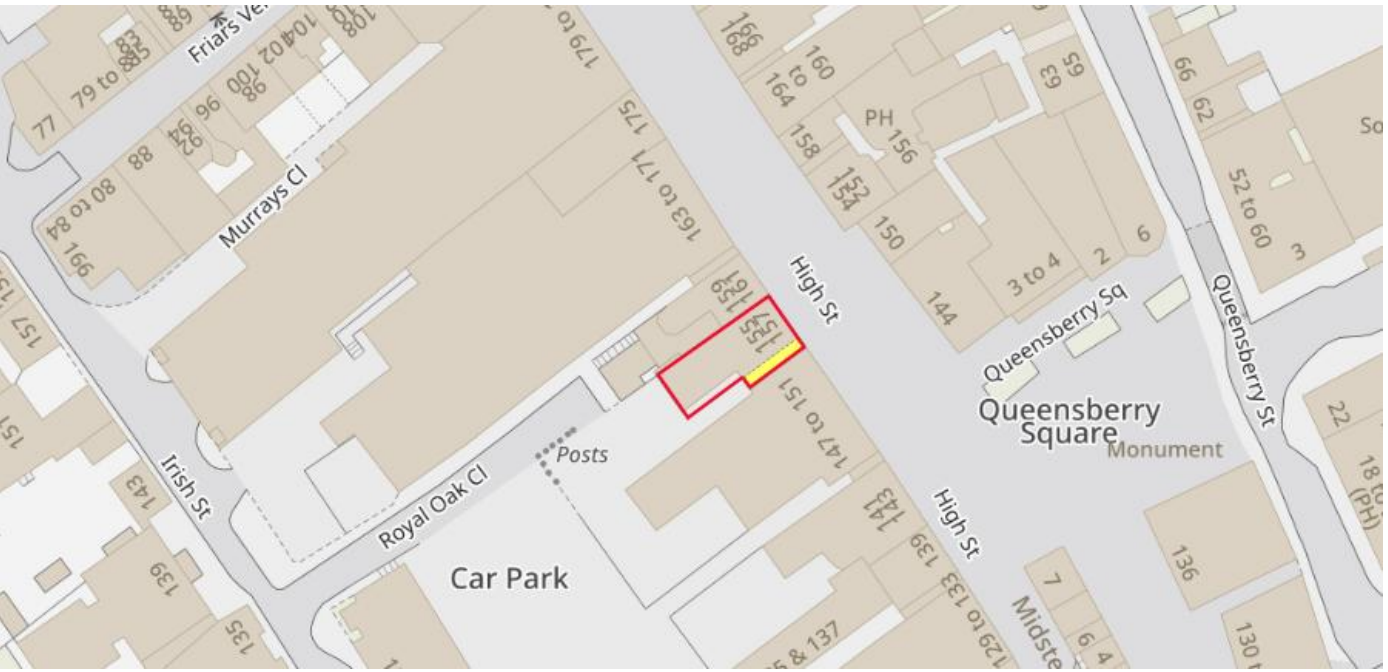
157 HIGH STREET, DUMFRIES, DG1 2QT

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





The subjects occupy a prime trading position within the centre of the pedestrianised retailing area.

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.

Connections to the A74(M) / M6 motorway are available at Lockerbie via the A709, Gretna via the A75, and Beattock via the A701.

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

The property is set on the southwestern side of High Street, between Burns Square and Queensberry Square, and therefore benefits from easy access to multiple car parks and several public transport links, including a train station on the Glasgow South Western Line.

Surrounding retailers include Royal Bank of Scotland, Iceland, Greggs, Nationwide Building Society, Savers, Marie Curie, Paddy Power, Cumberland Building Society, TG Jones, Timpson, Santander, Boots Opticians and TSB.

In addition, other nearby commercial premises include JD Wetherspoon and Amber Taverns public houses, an NHS dental clinic, professional offices, and salons.

Description





The property comprises a three storey & attic mid-terraced building with three storey rear projection, formed by a retail unit and self-contained former 2-bed flat.

The building is of traditional masonry construction with a painted render external finish, surmounted by a pitched roof clad with slate and a rear flat roof clad with mineral felt or similar.

The retail unit has a modern sales frontage with aluminium casement display windows, recessed entrance doors, and full width fascia signage.

The site extends to the footprint of the building only. A public pedestrian pend provides direct access to the rear of the property from the High Street.

The building is presently in poor condition with access to the upper floors currently restricted due to Health & Safety concerns. The former flat has been uninhabited for several years, with some fittings removed.

The internal accommodation extends to the following:

Ground Floor	Open-Plan Sales Area & Changing Rooms
First Floor	Stock Rooms, Office, Kitchen, & Toilets
Second Floor	Lounge, Dining Kitchen, Two Bedrooms, & Bathroom
Attic Floor	Store *(Scope for conversion into further accommodation)*

The former flat is accessed externally via a concrete staircase.

Services

The property is assumed to be connected to mains supplies of water, electricity and drainage.

Ratable Value & Council Tax

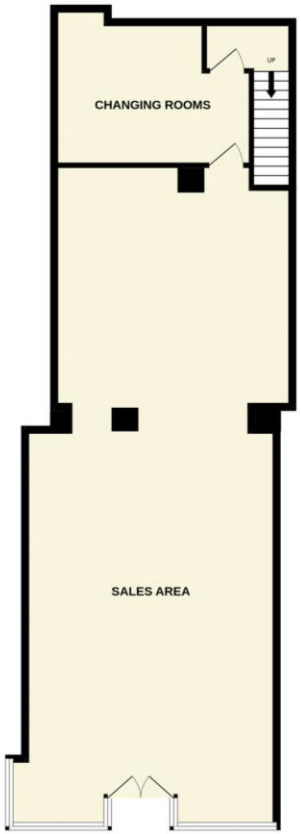
Retail Unit	RV - £13,000 *(Qualifies for 25% relief under SBBS)*
Former Flat:	Band B

Planning

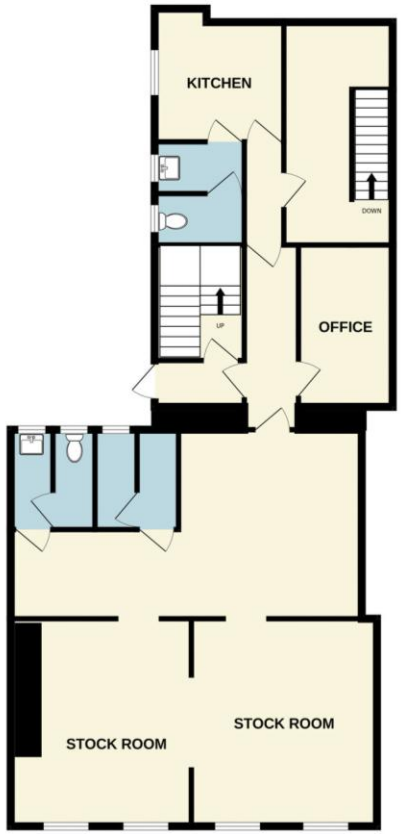
We assume the property is registered for Class 1A (Shops, Financial, Professional and Other Services) and Class 9 (Houses) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property is however well suited for redevelopment into a smaller ground floor retail unit and multiple upper floor flats, subject to Local Authority consents. Prospective purchasers must make their own planning enquiries direct with Dumfries & Galloway Council.

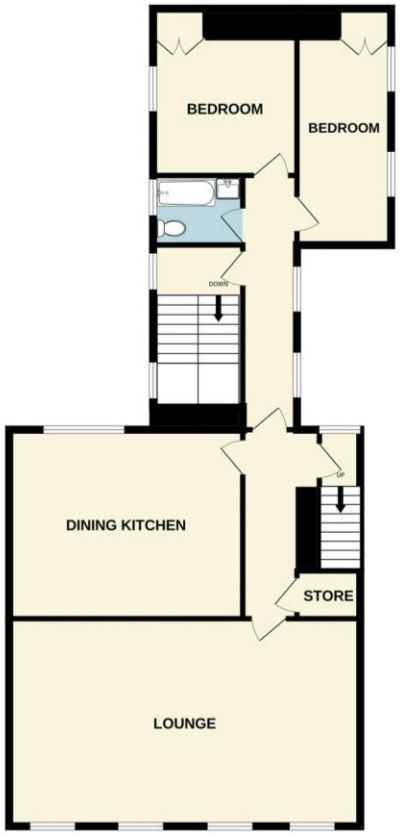
Indicative Floor Plans



Ground Floor



First Floor



Second Floor

INDICATIVE FLOOR AREAS	m^2	ft^2
Ground (NIA)	93.47	1,006
First (NIA)	85.83	924
TOTAL	***179.30***	***1,930***
Second (GIA)	111.94	1,205
Attic (GIA)	37.03	399
TOTAL	***148.97***	***1,604***

The above floor areas have been calculated from on-site measurements in accordance with the RICS Code of Measuring Practice (6th Edition).

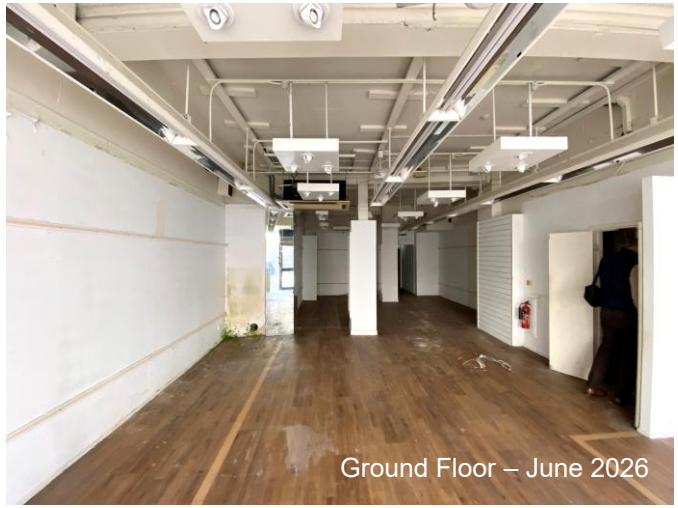


Attic Floor

Historic Internal Photographs

157 HIGH STREET, DUMFRIES, DG1 2QT


Ground Floor – June 2026


Ground Floor – June 2026


First Floor – June 2026


First Floor – June 2026


Second Floor – April 2024


Second Floor – April 2024

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://bidding.eigpropertyauctions.co.uk/register/shepherd-commercial-auctions

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 **£60,000 - £80,000**.

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 2% plus VAT, subject to a minimum of £2,000 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

Energy Performance Ratings:

Retail Unit:	Not Available
Former Flat:	G

A copy of the EPC for the former flat 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

SHEPHERD
PROPERTY AUCTIONS

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: **NOVEMBER 2026**