

FOR SALE

OFFICE / REDEVELOPMENT

Linked four-storey building with large private garden

Accessible town centre position with rear outlook toward River Nith

Disabled access via secure pend

Scope for alternative commercial use or residential conversion (STC)

Purchase Offers Around £165,000

VIDEO TOUR

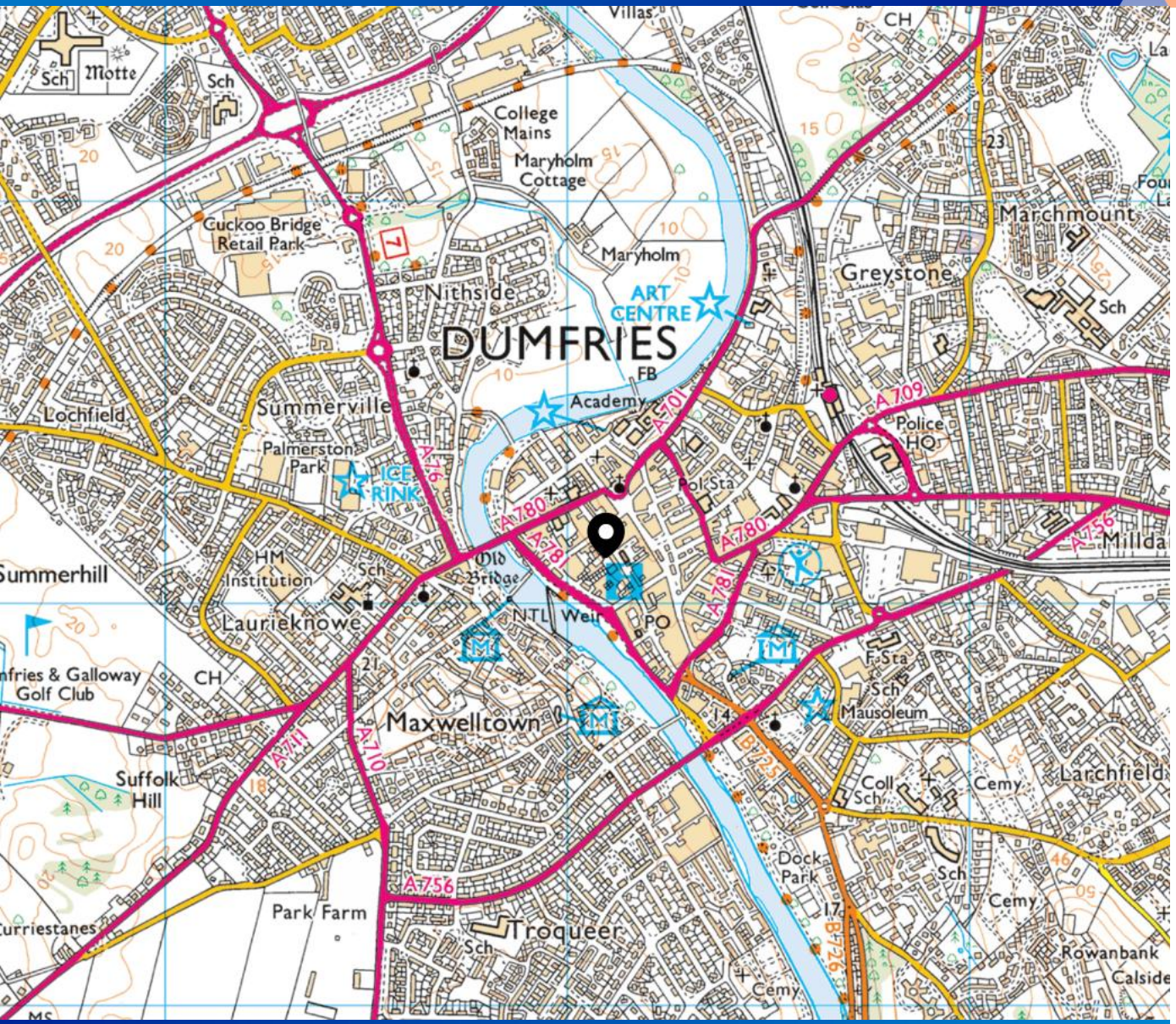
WHAT 3 WORDS

139 IRISH STREET, DUMFRIES, DG1 2QE

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Location



Striking property with great potential set within the heart of Dumfries

FIND ON GOOGLE MAPS

The property occupies an accessible town centre position within an established mixed-use district benefitting from ongoing regeneration projects.

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) 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 lies on the western side of Irish Street, which runs parallel to the pedestrianised High Street, between its junctions with Bank Street and Friars Vennel.

The site is elevated at the rear and therefore enjoys an outlook toward Whitesands and the River Nith.

Surrounding commercial properties include municipal offices, supermarkets, retail units, leisure premises, and licensed bars / restaurants.

Free parking and public transport links are available within a short walking distance.

Description





The subjects comprise a substantial Category B listed townhouse, arranged over four floors, together with large garden grounds at the rear.

The building is of sandstone construction, with a painted ashlar / pointed external finish, surmounted in the main by pitched and slated roofs.

We understand the main roof(s) have recently been renewed.

A ground floor extension has been added at the rear which is of cavity brick construction under a flat roof clad with fibreglass.

Entry to the property from the public footpath is provided by external steps covered by a stone portico. Disabled access is also available into the rear extension via a secure pend and external ramp.

The garden grounds include a concrete surfaced courtyard which leads to a lower-level lawn area with raised flower beds and feature shrubbery.

Boundaries are set out by a mix of brick walls, timber fencing, and ornate metal railings.

From reference to online mapping software, we estimate the total site area extends to circa 0.089 Ha (0.22 Ac) or thereby.

Accommodation





The internal accommodation offers a combination of large open-plan rooms and cellular space.

The ground, first, and second floors deliver conditioned accommodation with carpet / vinyl floor coverings, painted walls, and painted / suspended tile ceilings.

Features included moulded skirting / architraves, cornicing, and the original staircase set at the rear of the main building.

Welfare facilities are available on each of the three main levels.

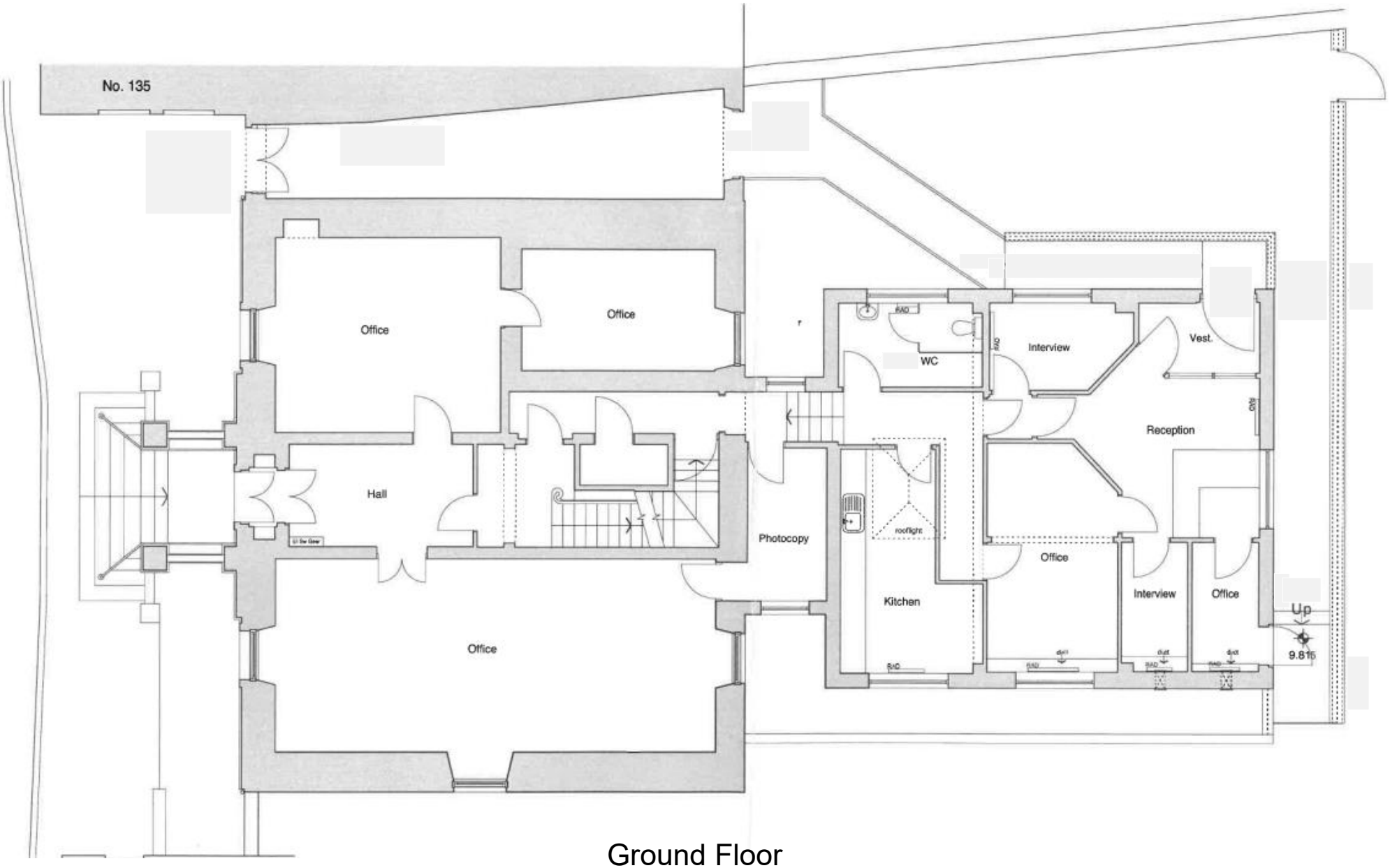
There is also ample provision for general storage & building services within the basement.

NET INTERNAL AREA	m^2	ft^2
Basement	79.28	853
Ground Floor	161.33	1,737
First Floor	106.12	1,142
Second Floor	93.02	1,001
TOTAL	**439.75**	**4,733**

GROSS INTERNAL AREA	m^2	ft^2
Basement	101.89	1,097
Ground Floor	223.51	2,405
First Floor	149.30	1,607
Second Floor	127.84	1,376
TOTAL	**602.54**	**6,485**

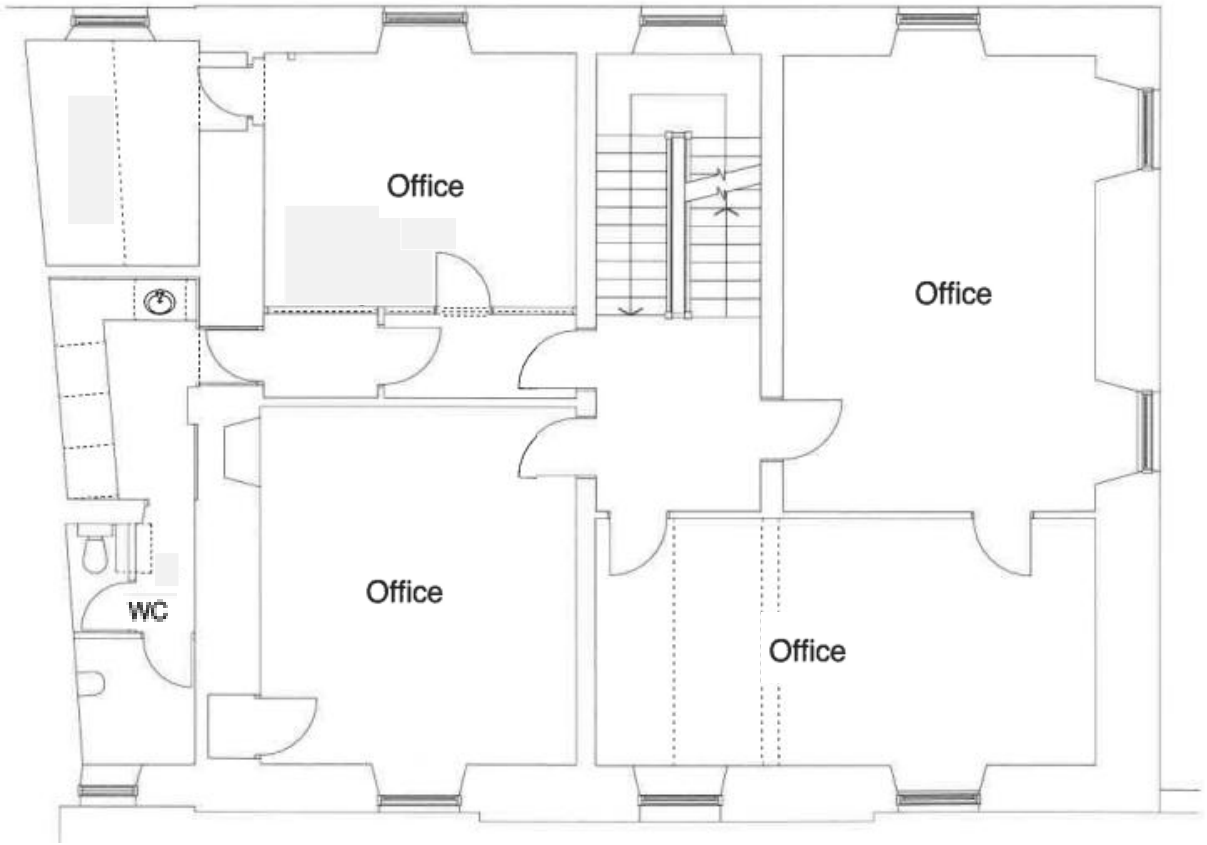
The above floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor Plans

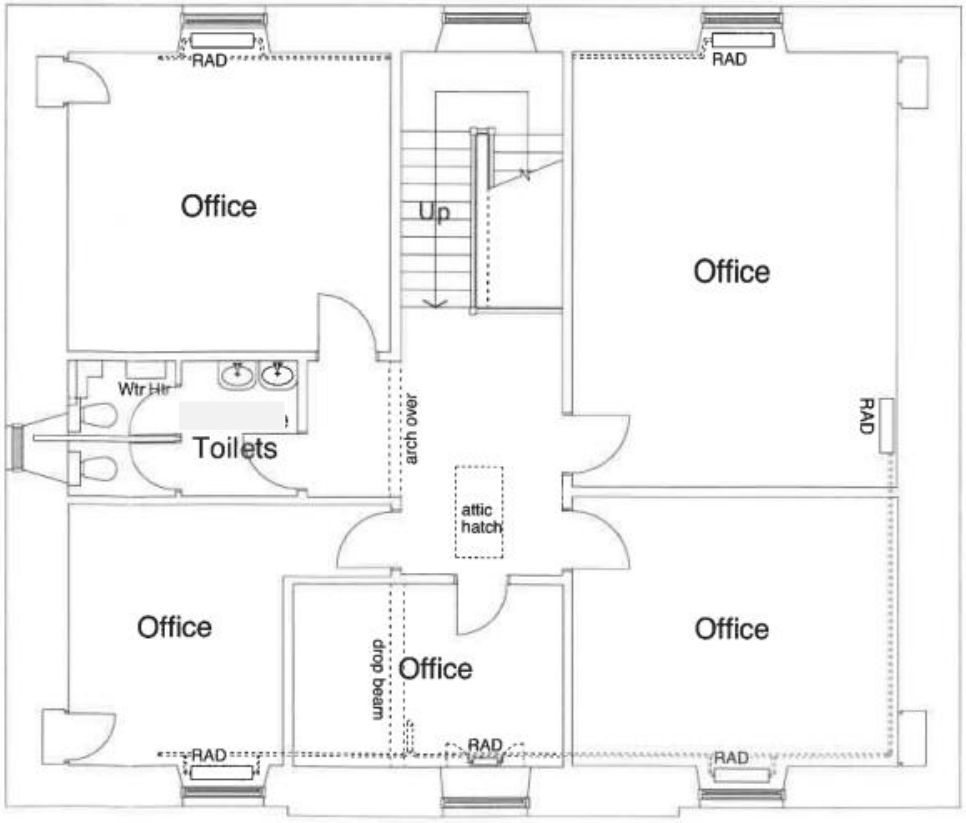


Ground Floor

Floor Plans



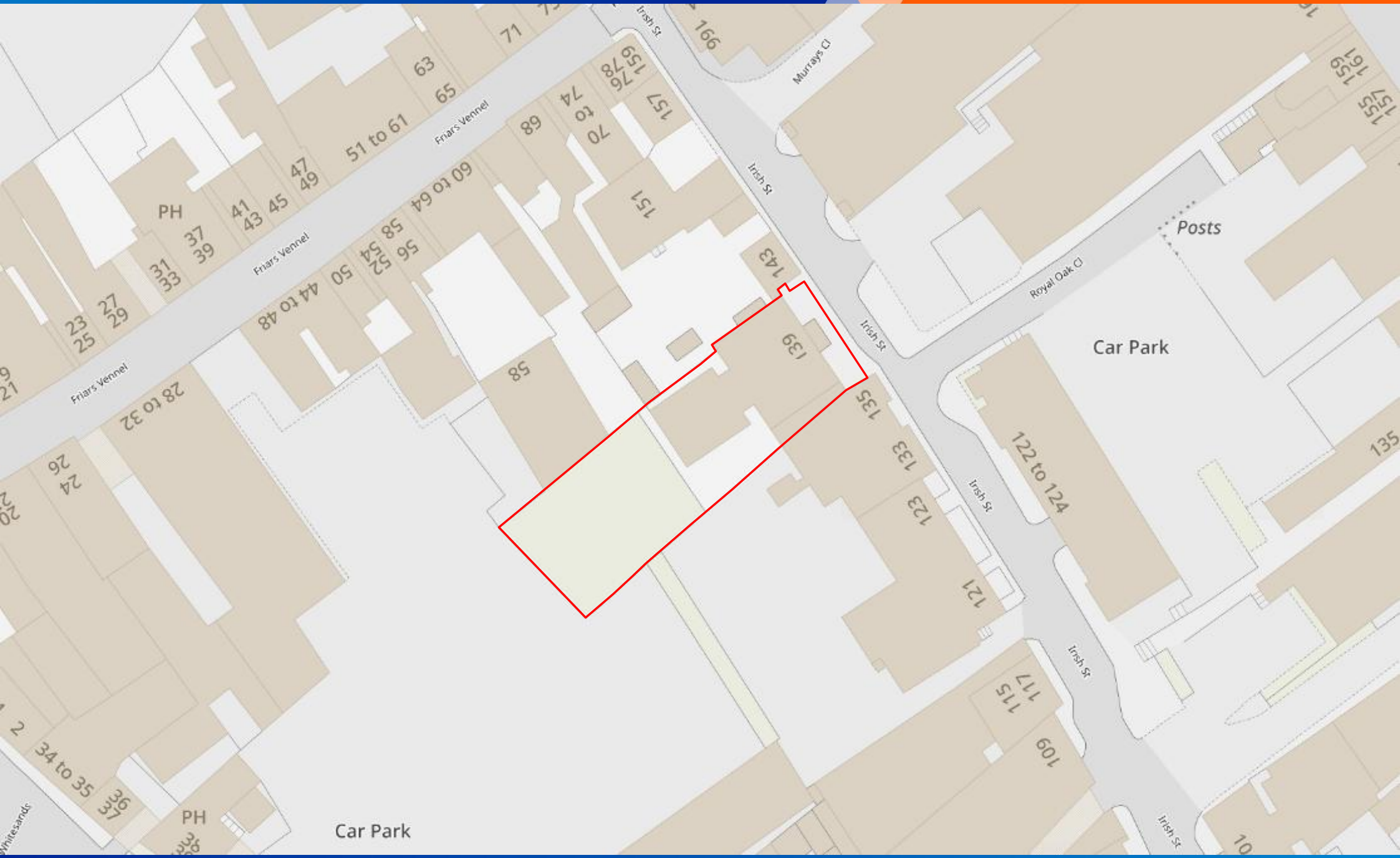
First Floor



Second Floor

Site Plan

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The Detail

Services

The property is connected to mains supplies of water, gas, and 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, however, we are advised the boiler is currently non-operational.

Planning

We assume the subjects benefit from an unrestricted Class 1A (Shops, Financial & Professional Services) and/or Class 4 (Business) consent, 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 - £21,500

Price

Purchase offers around **£165,000** are invited for our clients' 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: E
A copy of the EPC is 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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