FOR SALE

Fully Fitted Salon

- Well established salon premises
- Three storey, basement & attic building
- Highly visible roadside position
- Qualifies for 100% rates relief
- Scope for conversion of upper parts (Subject to Local Authority consents)

Guide Price: £160,000

VIRTUAL TOUR WHAT 3 WORDS



Price Reduction

12-14 CHURCH CRESCENT, DUMFRIES, DG1 1DF

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

SHEPHERD COMMERCIAL

Location

12-14 CHURCH CRESCENT,
DUMFRIES, DG1 1DF



Well established multi-storey salon premises occupying prominent town centre position

FIND ON GOOGLE MAPS

The property boasts a prime town centre trading pitch adjacent to a public transport hub and fronts onto an arterial thoroughfare.

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 subjects are set on the southeastern side of Church Crescent within a mixed-use district at the northern end of the pedestrianised High Street.

This locale is also considered to fall within the town's main professional district.

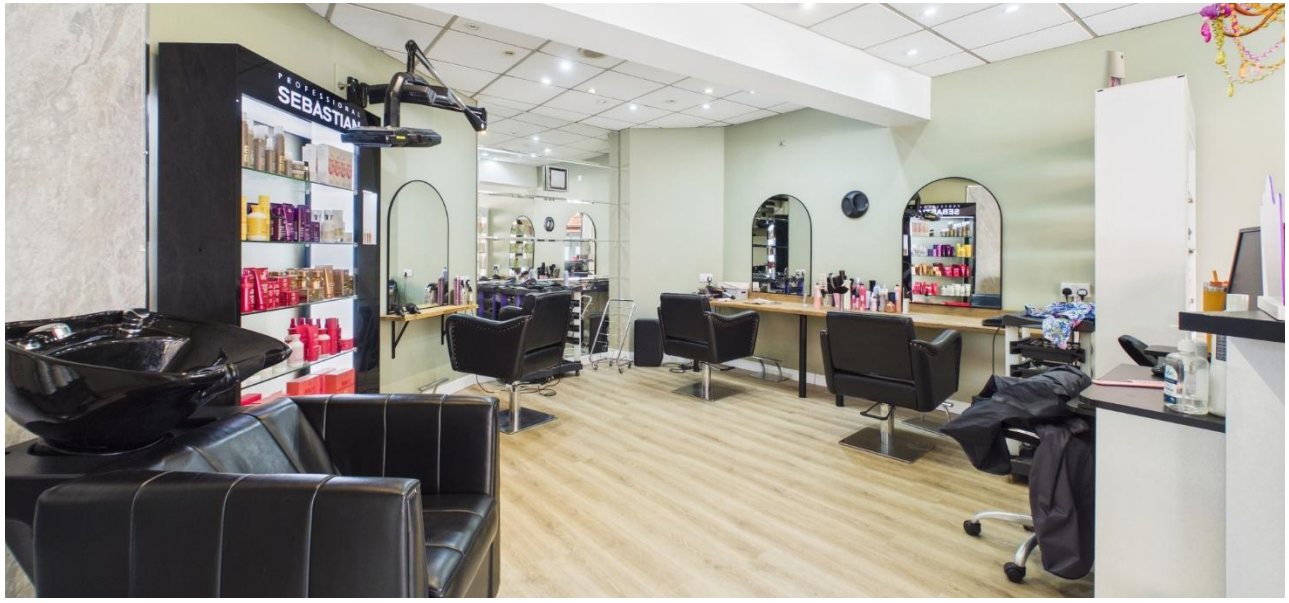
Immediately adjacent is the Burns Statue bus stance and taxi rank. There are also several free public car parks within short walking distance.

Surrounding commercial properties include building societies, pharmacies, a doctor's surgery, dental surgeries, professional offices, a business centre, public houses, restaurants, salons, various retail units, a church, and Dumfries Academy.

Nearby residential dwellings mostly comprise traditional upper floor flats and maisonettes set above commercial premises.

Description





The salon is finished to a good standard and benefits from adaptable open-plan accommodation together with a modern sales frontage.

The mid-terraced, Category C listed building is of traditional red sandstone construction surmounted by a pitched roof clad with slate. Part of the building projects over a neighbouring unit.

The ground floor sales frontage consists of full height aluminium casement glazing and two entrance doors, set below full-width fascia signage. The upper floor windows are generally of single / double glazed uPVC casement design.

The floors have laminate, vinyl or carpet coverings. The primary studio space is arranged over the ground & first floors which have painted walls and suspended tile ceilings.

The present configuration offers three workstations, a backwash and a wall-mounted dryer at ground floor level, as well as an additional seven workstations, three backwashes and three wall-mounted dryers at first floor level.

Staff welfare, toilet facilities and storage rooms are located on the second floor. Sanitary fittings are on mixed lines.

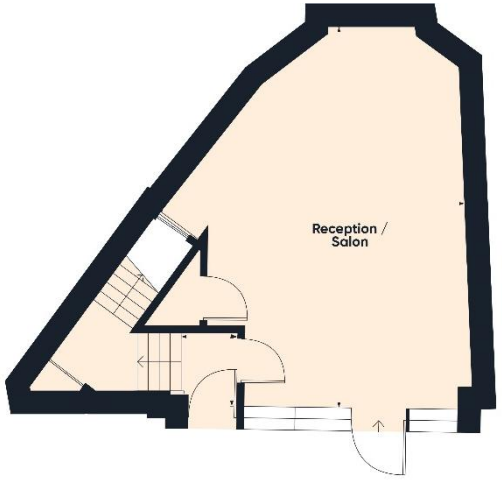
The basement and attic floors provide ancillary storage / service accommodation.

FLOOR AREAS	m^2	ft^2
Ground Floor	27.89	300
First Floor	63.52	684
Second Floor	36.95	398
Partial Attic Floor	11.92	128
TOTAL	**140.28**	**1,510**

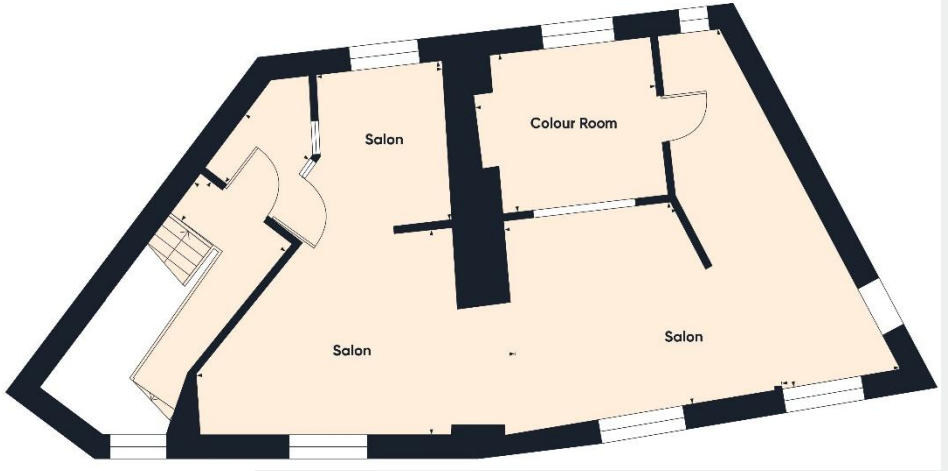
The above floor areas have been calculated from on-site measurements and are stated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Floorplans

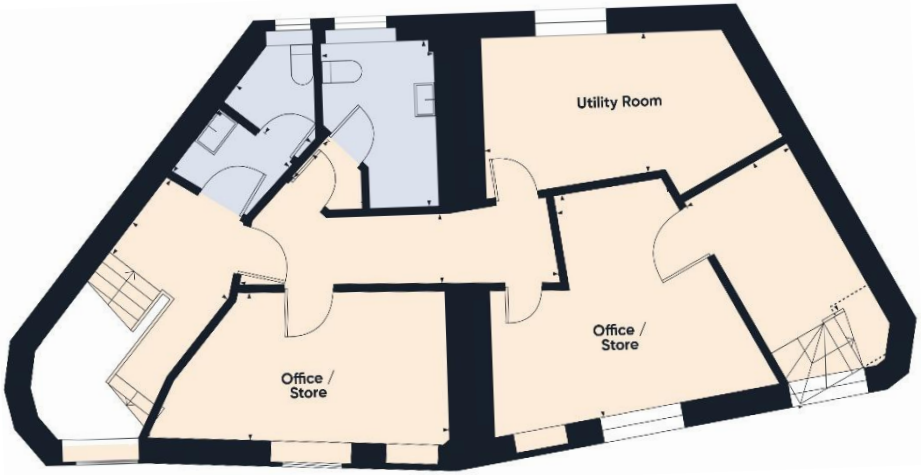
12-14 CHURCH CRESCENT,
DUMFRIES, DG1 1DF



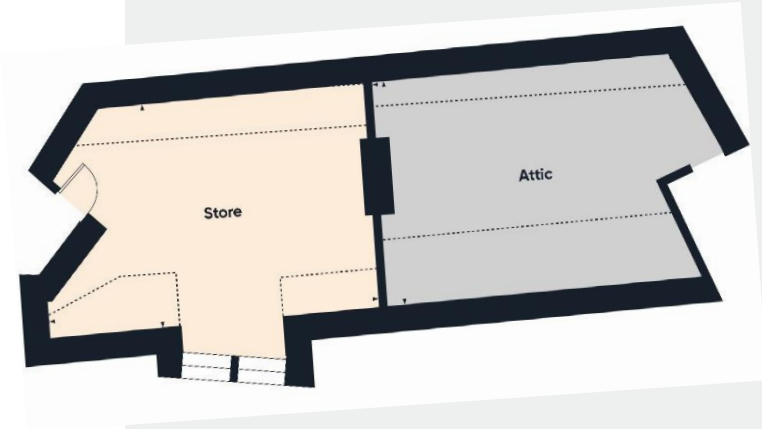
Ground Floor



First Floor



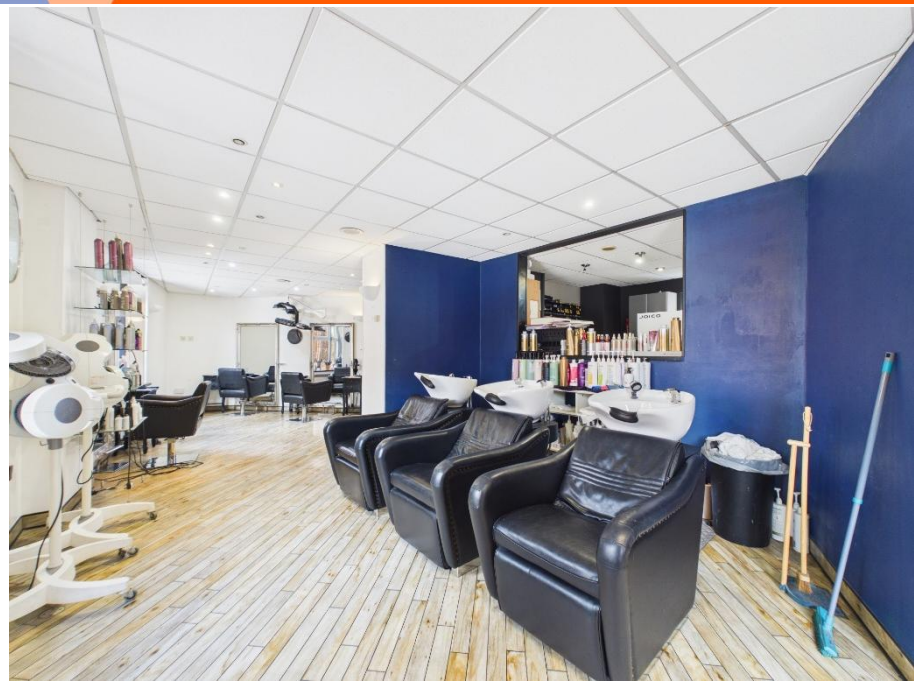
Second Floor



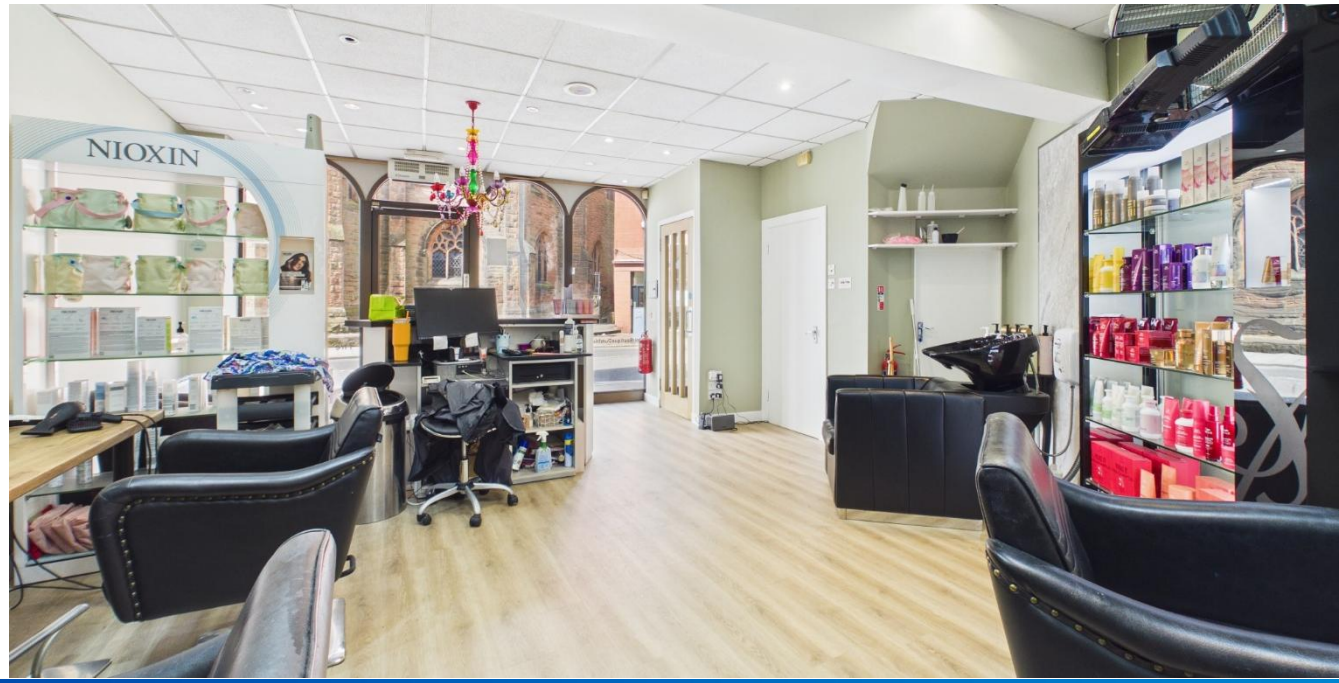
Attic Floor

Gallery









The Detail

Services

The property is connected to mains supplies of water, gas, and electricity (three-phase), with drainage into the public sewer.

Space heating is provided by a series of wall-mounted electric panel radiators.

Hot water is provided by an electric immersion cylinder. The ground floor backwash is served by an instantaneous electric shower.

A sound system with ceiling mounted speakers has been installed throughout the primary studio space.

Fixtures & Fittings

We understand all trade equipment is owned outright and will be included as part of the proposed sale. A full inventory is available on request.

Planning

We understand 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.

The property is however well suited to alternative commercial use or potentially partial residential conversion, subject to Local Authority consents.

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

Rateable Value

£4,350

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

Price

Purchase offers around **£160,000** are invited for our client's heritable interest.

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 purchaser 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 **JUNE 2026**

SHEPHERD
COMMERCIAL