Retail

TO LET

TSA Property Consultants



Former Coral, Edinburgh Road, Heathall, Dumfries, DG1 1TZ

Roadside Retail Unit To Let Dumfries

Summary

Tenure	To Let
Available Size	1,218 sq ft / 113.16 sq m
Rent	£15,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Prominent Roadside Position
- Stand Alone Unit
- Rates & V.A.T. Free
- Situated On Main Thoroughfare
- 1,218sq ft
- Rent: o/o £15,000p.a.

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Description

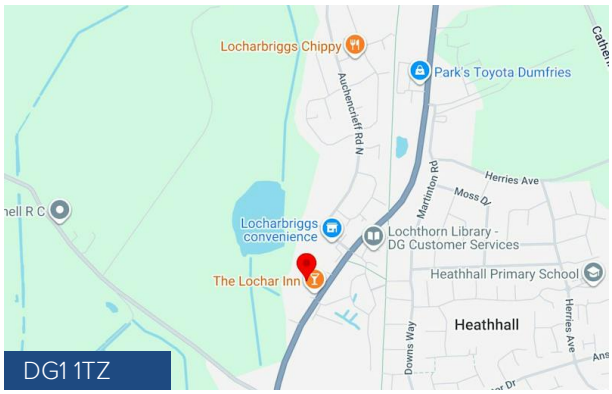
A prominently positioned standalone retail unit on Edinburgh Road, Dumfries, extending to approximately 1,218 sq ft and benefiting from strong roadside visibility on a main arterial route. The property offers open plan accommodation with staff facilities, air conditioning, and is presented in a ready-to-occupy condition. With rates-free status and no VAT payable, this represents an attractive opportunity for a range of occupiers seeking a well-located commercial space, available for offers over £15,000 per annum.

Location

The property is situated on the west side of Edinburgh Road, one of the main thoroughfares leading to and from Dumfries, on a highlight prominent roadside position.

Dumfries is a historic market town and the largest settlement in Dumfries and Galloway, located in southwest Scotland. Situated on the banks of the River Nith, near the Solway Firth and approximately 25 miles (40 km) north of the Anglo-Scottish border, it lies in the Southern Uplands. The town serves as the administrative and commercial centre for a large, mainly rural region stretching from the Galloway coast to the Scottish Borders.

With a population of around 33,500–34,000, Dumfries benefits from a wide catchment area covering much of Dumfries and Galloway (total regional population ~146,000). It draws customers and visitors from surrounding towns and rural communities for retail, healthcare, education, and leisure services. The town enjoys good transport links, including Dumfries railway station with direct services to Glasgow (approx. 1 hour 45 mins), Carlisle, and Edinburgh. It is also well connected by road via the A75, A76, and A701, with regular bus services operating across the region and to major cities.



Viewing & Further Information

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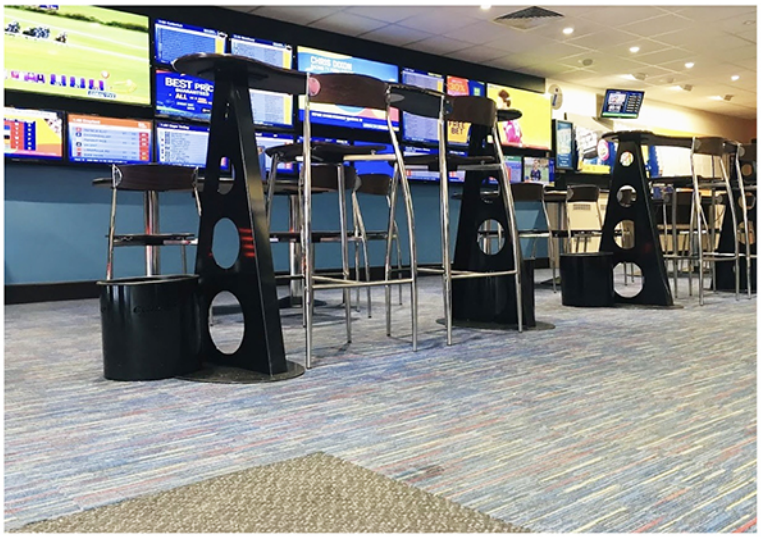
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PROPERTY
The property comprises a stand alone single storey commercial development surmounted by a pitched roof with single glazed frontage. Internally the property offers an open plan retailing space with partitioned w.c. facilities and staff tea prep. The property benefits from air conditioning system recessed within the suspended acoustic tile ceiling.

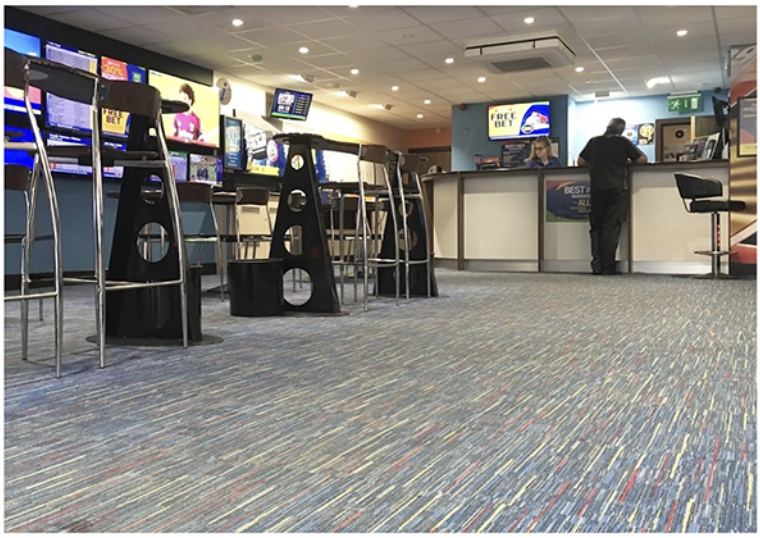
AREA
113.15sqm (1,218sq ft)

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NAV/RV
£6,300

RENT
The property is available upon a new full repairing and insuring head lease for a negotiable term for o/o £15,000p.a.

V.A.T.
Figures quoted exclusive of V.A.T.

LEGAL
Each party shall bear their own legal costs incurred in the transaction

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Anti-Money Laundering
TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:
The information contained within these particulars has been checked and unless otherwise stated, it is understood ot be materially correct at the date of publication After these details have been printed, circumstances may change out with our control When we are advised of any change we wil inform al enquiries at the earliest opportunity.