

TO LET

177-189 HIGH STREET DUMFRIES DG1 2QT

- Modern and dominant store in Dumfries
- Prominent location on pedestrianised High Street
- Neighbouring occupiers include H Samuel, WH Smith, Superdrug and the main banks

LOCATION

Dumfries is the main commercial centre for the south-west of Scotland and the Dumfries and Galloway area. The historic market town is situated on the River Nith, close to the Solway Firth. Dumfries has a primary catchment area of approximately 121,000. The property is situated on the western side of High Street, close to its junction with Church Place and Friars Vennel, in the heart of the town centre. Nearby occupiers include Iceland, Boots the Chemist and JD Wetherspoon, with WH Smith, Superdrug and Starbucks also represented.

DESCRIPTION

The property comprises a purpose built modern department store built in the early 1980s. The department store is arranged over ground, basement, first and second floors with the ground and first floors accommodating the retail sales and the basement and second floors providing staff and storage accommodation. The retail accommodation was previously fitted out in Debenhams corporate style, with a customer escalator to the front of the store providing access to the first floor. The property benefits from a prominent frontage onto High Street and rear servicing from Irish Street.

ACCOMMODATION

We have measured the subject premises and have calculated the following approximate main dimensions and floor areas:

Ground	1,346.4 sq m	(14,493 sq ft)
First	1,346.4 sq m	(14,493 sq ft)
Second	734.9 sq m	(7,910 sq ft)
Basement	822.1 sq m	(8,849 sq ft)
Total	4,249.8 sq m	(45,745 sq ft)

EPC RATING

A copy of the EPC is available on request.

RETAIL UNIT



TENURE

Property available on a new FRI Lease.

RENT

On request.

RATEABLE VALUE

£255,000.

VAT

VAT will be applicable.

USE

Class 1 Retail consent however other uses may be suitable. Subject to planning.

VIEWING/FURTHER INFORMATION

Strictly by appointment through the sole agent:



Alan Stewart
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