

Dumfries

141/143 High Street

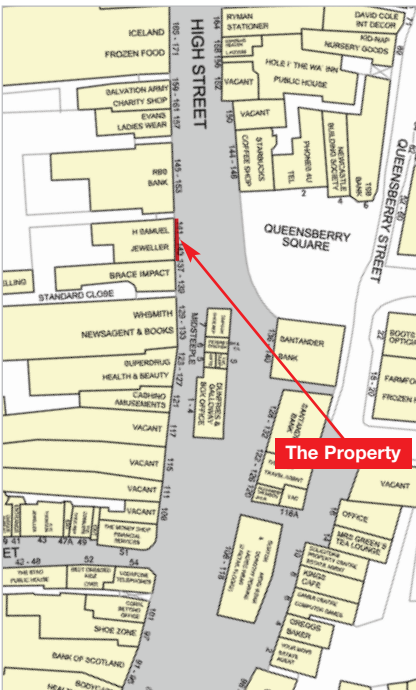
Dumfriesshire

DG1 2QT

- **Heritable Shop Investment**
- Prominent town centre location on pedestrianised High Street
- Entirely let to H Samuel Ltd until 2022 (no breaks)
- Rent Review 2017
- Current Rent Reserved

£63,500 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Heritable.

Location

Dumfries, with a population of 32,500, is located some 60 miles south-east of Glasgow and 29 miles north of Carlisle. The nearest airport is Prestwick, located some 61 miles to the north-west. The property is situated on the west side of the pedestrianised High Street in the heart of Dumfries town centre. Dumfries Rail Station lies some 0.5 miles north-east of the property. Occupiers close by include Royal Bank of Scotland (adjacent), Debenhams, Santander, Superdrug, WH Smith and Marks & Spencer amongst a number of other high profile and local traders.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop with ancillary staff/office and storage accommodation on the first floor. The second floor and attic are not presently used by the tenants. The property benefits from parking at the rear for 3 cars.

The property provides the following accommodation and dimensions:

Gross Frontage	10.29 m	(33' 9")
Net Frontage	9.48 m	(31' 2")
Shop Depth	18.6 m	(61' 0")
Built Depth	20.27 m	(66' 6")

Basement (No access)

Ground Floor	129.84 sq m	(1,398 sq ft)
First Floor	86.26 sq m	(929 sq ft)
Second Floor	102.54 sq m	(1,104 sq ft)
Attic (No access)		
Total	318.64 sq m	(3,431 sq ft)

Tenancy

The entire property is at present let to H SAMUEL LTD for a term of 25 years from 30th September 1997 at a current rent of £63,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 300+.

Website Address: www.hsamuel.co.uk

For the year ended 1st February 2014, H Samuel Ltd reported a turnover of £233.1m, a pre-tax profit of £9.477m, shareholders' funds of £97.178m and a net worth of £97.178m.

(Source: riskdisk.com 04.06.2015)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 78 Band E (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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