



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 Queensberry Street in the heart of the town centre between Queensberry Square and Munches Street, where there is a public car park. Occupiers close by include a range of national retailers including Royal Mail, Thomas Cook, Santander and the council offices.

Description

The property is arranged on ground and two upper floors to provide two shop units and offices above. The offices are accessed from Great King Street. There are five car spaces to the rear and further on-street parking nearby.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Ratings please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 145 Dumfries**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Boots Opticians Ltd (1)	Ground Floor 347.54 sq m (3,741 sq ft)	10 years from 02.02.2008 Rent review in the 5th year FR & I	£34,625 p.a.	Reversion 2018
Unit 2	Farmfoods Ltd (2)	Ground Floor 636.83 sq m (6,855 sq ft)	25 years from 14.12.1992 Rent review every 5th year FR & I	£66,000 p.a.	Reversion 2018
County House	Vacant	First Floor 450.60 sq m (4,851 sq ft) Second Floor 63.17 sq m (680 sq ft) Total 513.85 sq m (5,531 sq ft) 5 Car Spaces at the Rear	—	—	—

(1) Boots Opticians Ltd is a dormant company, the rent is being paid by Boots Opticians.

(2) For the year ended 2nd January 2016, Farmfoods Ltd reported a turnover of £694.385m, a pre-tax profit of £20.038m and a net worth of £87.191m. (Source: riskdisk.com 31.10.2016.)

NB. Areas provided by the Vendor.

Total £100,625 p.a.

Dumfries

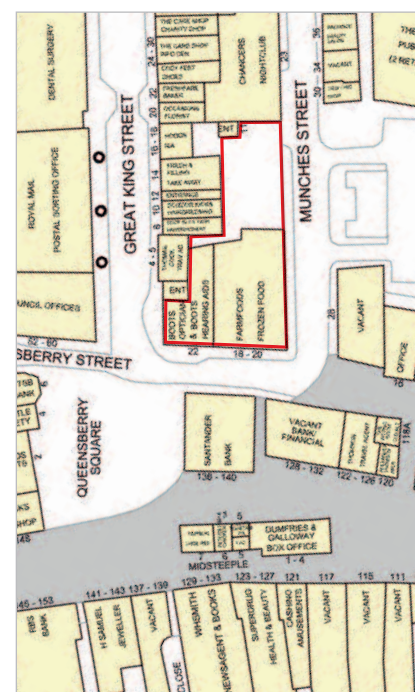
County House

18-22 Queensberry Street

Dumfriesshire

DG1 1HR

- **Heritable Shop and Office Investment**
- Comprises two shops and 513.8 sq m (5,531 sq ft) of vacant office above with 5 car spaces
- Central position on Queensberry Square and highly visible from High Street
- Part let to Boots Opticians Ltd and Farmfoods Ltd
- Reversions 2018
- Total Current Rents Reserved
£100,625 pa



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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