



Dumfries

10 Queensberry Street Dumfries and Galloway DG1 1EX

- **Heritable Shop Investment**
 - Situated on Dumfries' main retailing thoroughfare
 - Let to Games Centre Ltd on a new 5 year lease
 - No VAT applicable
 - Reversion 2022 (1)
 - Current Rent Reserved
- £15,000 pa**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Absolute Ownership (Scottish equivalent of English Freehold).

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 a prominent retailing pitch on the west side of Queensberry Street, at its junction with High Street. Occupiers close by include Burton, Dorothy Perkins, Millets, Greggs (adjacent) and HBOS.

Description

The property is arranged on ground floor only to provide a ground floor shop unit with ancillary accommodation to the rear. The shop forms part of a larger property not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	6.45 m	(21' 2")
Net Frontage	5.45 m	(17' 10")
Shop Depth	19.10 m	(62' 8")
Built Depth	19.35 m	(63' 6")

Tenancy

The entire property is at present let to GAMES CENTRE LIMITED for a term of 5 years from 31st December 2017 at a current rent of £15,000 per annum. The lease contains full repairing and insuring covenants. (1) The lease provides for a tenant's option to break in the 2nd year of the term.

Tenant Information

We understand the tenant has recently signed a new 5 year lease after having previously occupied the property by way of a sub lease from Boots Opticians.

Website Address: www.gamescentre.co.uk

For the year ended 31st March 2017, Games Centre Limited reported shareholders' funds of £203,456 and a net worth of £203,456.

(Source: riskdisk.com 16.04.2018.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

