

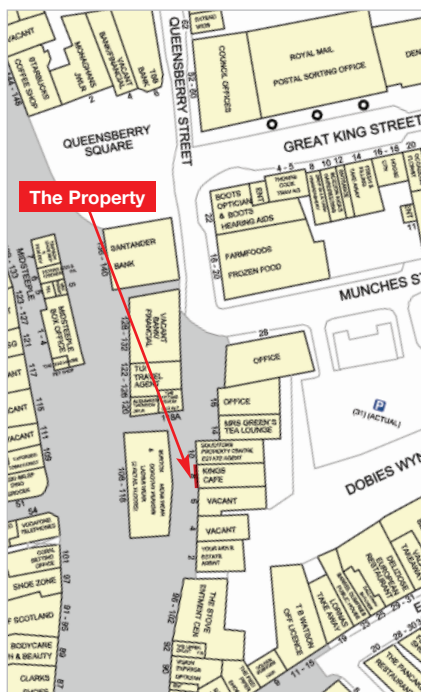
Dumfries

12 Queensberry Street Dumfriesshire DG1 1EX

- **Heritable Shop Investment**
- Pedestrianised town centre location
- Entirely let on a new 10 year lease (1)
- No VAT applicable
- Rent Review 2023
- Current Rent Reserved

£15,000 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 a prominent retailing pitch on the west side of Queensberry Street, at its junction with High Street. Occupiers close by include Burton and Dorothy Perkins (opposite), Vision Express, Your Move, TUI, Santander, Boots Optician, WH Smith, Superdrug, Vodafone and Bank of Scotland, amongst many others.

Description

The property is arranged on ground, first and attic floors to provide a ground floor shop presently trading as a café/book shop with ancillary accommodation to the first floor and an attic above which has hatch access only and is predominantly unused. The upper floors overfly the adjoining property (No.10).

The property provides the following accommodation and dimensions:

Gross Frontage	6.00 m	(19' 8")
Net Frontage	5.50 m	(18' 0")
Shop Depth	19.30 m	(65' 4")

Ground Floor	100.00 sq m	(1,076 sq ft)
First Floor	74.35 sq m	(800 sq ft)
Attic Floor – hatch access only		
Total	174.35 sq m	(1,876 sq ft)

Tenancy

The entire property is at present let to THE TRUSTEES OF THE RIVER OF LIFE CHURCH for a term of 10 years from 1st April 2018 at a current rent of £15,000 per annum. The lease provides for a rent reviews in the fifth year of the term and contains full repairing and insuring covenants.

(1) There is a tenant break option on 31st March 2023 on serving 6 months' notice.

Tenant Information

Website Address: www.riveroflife.org.uk/www.kings-online.co.uk

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 69 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

Seller's Solicitor Ms E Raymond, Grieve Grierson Moodie & Walker. Tel: 01387 266250 e-mail: eilidh.raymond@ggmw.co.uk