

## Dumfries

### 167 Irish Street Dumfriesshire DG1 2NN

- **Feuhold Shop Investment**
  - Let to The Factory Shop Ltd
  - Central position on substantial site with rear car parking
  - 2012 Rent Review outstanding
  - No VAT applicable
  - Current Rent Reserved
- £57,000 pa**



#### Tenure

Feuhold.

#### 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 in the heart of the town centre and benefits from an extensive frontage to Irish Street along with a large rear site with vehicular access.

Other occupiers nearby include Poundstretcher, Iceland and Ladbrokes.

#### Description

The property is arranged on ground and one upper floor to provide a ground floor shop with additional sales and storage accommodation above.

The property provides the following accommodation and dimensions:

Ground Floor	1,138.0 sq m	(12,250 sq ft)
First Floor Sales	348.4 sq m	(3,750 sq ft)
First Floor Storage	437.0 sq m	(4,700 sq ft)
<b>Total</b>	<b>1,923.4 sq m</b>	<b>(20,700 sq ft)</b>

#### Tenancy

The entire property is at present let to THE FACTORY SHOP LTD for a term of 15 years from 14th November 2003 at a current rent of £57,000 per annum, exclusive of rates. The lease provides for rent reviews every third year of the term and contains full repairing and insuring covenants.

#### Tenant Information

No. of Branches: 185 across the UK.

Website Address: [www.theoriginalfactoryshop.co.uk](http://www.theoriginalfactoryshop.co.uk)

For the year ended 1st April 2012, The Factory Shop Ltd reported a turnover of £149.472m, a pre-tax profit of £6.029m, shareholders' funds of £30.949m and a net worth of £29.074m.

(Source: riskdisk.com 19.02.2013)

#### VAT

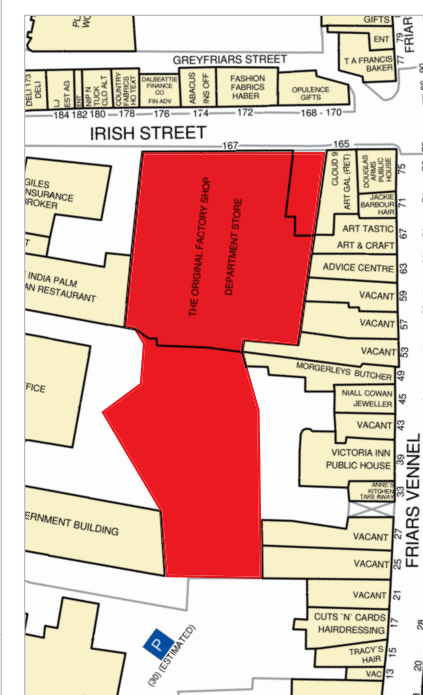
VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

#### Energy Performance Certificate

EPC Rating 68 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** P Lombardi Esq, Anderson Strathern. Tel: 0141 242 6060 e-mail: [paul.lombardi@andersonstrathern.co.uk](mailto:paul.lombardi@andersonstrathern.co.uk)  
**Joint Auctioneer** A Scott Esq, Mason Owen. Tel: 0151 242 3000 Fax: 0151 236 2569 e-mail: [andrew.scott@masonowen.com](mailto:andrew.scott@masonowen.com)

**mason owen**  
property consultants