

ONLINE AUCTION

- > GROUND & FIRST FLOOR UNIT
- > CONVENIENT TOWN CENTRE LOCATION
- > FRONTING BUSY TRAFFIC THOROUGHFARE
- > EXISTING NEWSAGENTS FIT-OUT
- > POTENTIAL FOR CLASS 3 USE
(SUBJECT TO LOCAL AUTHORITY CONSENT)
- > QUALIFIES FOR 100% SMALL BUSINESS RATES RELIEF
- > AUCTION DATE: 30TH MARCH 2021 @ 2.30 PM
- > GUIDE PRICE: £39,000



FOR SALE

90 ENGLISH STREET, DUMFRIES, DG1 2BY

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www.shepherd.co.uk/commercial-auctions
www.shepherd.co.uk

DESCRIPTION

The subjects comprise a mid-terraced ground and first floor retail unit of stone construction under a pitched and slated roof. The unit has a traditional painted frontage with large timber casement display windows and a recessed uPVC customer entrance door.

The internal accommodation extends to:

- Sales Area
- Small Store / Tea Point
- Under-Stairs Cupboard
- Large First Floor Store

The sales area has a carpet floor covering, painted tongue and groove lined walls and a suspended tile ceiling. The newsagents fit-out includes a number of freestanding displays and fridge / freezer units together with a timber sales counter.

The first floor store has a carpet floor covering, painted walls and painted ceiling.

FLOOR AREA	m ²	ft ²
Ground Floor	20.20	217
First Floor	17.71	191
TOTAL	37.91	408

The above areas, which have been calculated from on-site measurements, are stated on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



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LOCATION

Dumfries, with a population of around 37,500 is the largest town in Dumfries & Galloway as is therefore South West Scotland's main shopping and administrative centre. The town lies approximately 75 miles south of Glasgow and 34 miles north west of Carlisle, occupying a strategic location at the intersection of the A75, A76 and A701 trunk roads. The A709 provides the shortest link to the A74(M) motorway at Lockerbie, which is some 12 miles distant.

The subjects are conveniently located around 150 yards from the pedestrianised High Street and front the busy traffic thoroughfare of English Street, close to its junction with Shakespeare Street. Public car parking is available nearby.

Surrounding commercial properties include a licensed restaurant, hot-food takeaways, public houses, salons, professional offices and retail units.

SERVICES

Mains water, electricity and drainage.

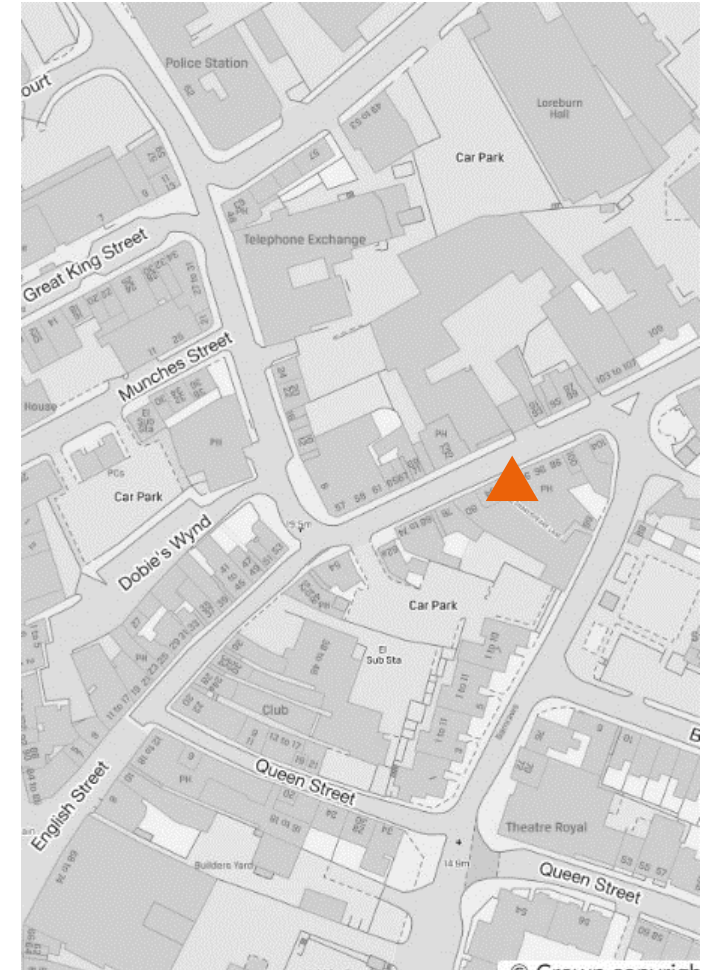
RATING ASSESSMENT

RV - £2,375.

The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

PLANNING

The property comprises a retail unit that has most recently been used as a newsagents. The unit is however suited to a variety of commercial uses, such as a hot-food takeaway, subject to both Landlord and Local Authority consents. Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.



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AUCTION DATE

The auction will be held on 30th March 2021 at 2.30pm and interested parties should register at:

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

GUIDE PRICE

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

Details of the buyer fees associated with this property can be found on the individual property page.

LEGAL PACK

The legal packs are available to view online

VAT

The property has not been elected for VAT and as such VAT will not be payable on the purchase price.

ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC Rating of 'Pending'

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CONTACT DETAILS**Head of Property Auctions**

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For further information or viewing arrangements please contact the sole agents:

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