

**FURTHER RENT  
REDUCTION**



- **First and Second Floor Suites**
- **Modern Accommodation**
- **Dedicated Ground Floor Entrance with Passenger Lift**
- **Excellent Town Centre Location**
- **Public Car Park at Rear**
- **Total IPMS 3 Floor Area: 329.96m<sup>2</sup> (3,552ft<sup>2</sup>)**
- **Available as Separate Suites**

**VIEWING & FURTHER INFORMATION:**

Fraser Carson  
f.carson@shepherd.co.uk

Taylor Hall  
taylor.hall@shepherd.co.uk

T: 01387 264333  
F: 01387 250450

[www.shepherd.co.uk](http://www.shepherd.co.uk)

**LOCATION**

Dumfries is the principal shopping and administrative centre in the Dumfries and Galloway region of southwest Scotland, and has a residential population of around 37,500 persons. The town lies approximately 75 miles south of Glasgow, 34 miles northwest of Carlisle and is bypassed by the A75 trunk road. The town's retail catchment includes other nearby towns and villages, together with the surrounding rural hinterland. The area also draws in significant tourist trade during the spring and summer months.

The subject property occupies a very prominent position on the pedestrianised High Street, lying roughly opposite Queensberry Square. This location comprises part of the main retailing area and is also equidistant between the public bus stances of Burns Square and Great King Street.

The subjects occupy the floors above the Royal Bank of Scotland branch. Other nearby occupiers include Santander, TSB, Newcastle Building Society, H Samuel, Starbucks, WH Smith, Timpson's, Dumfries & Galloway Council, Debenhams and Iceland. The town's main professional district is also close-by.

**DESCRIPTION**

The property comprises the first and second floors of a three storey mid-terraced building with attractive sandstone frontage.

Internally the subjects offer bright and modern office accommodation which is currently cellular in nature, however there is potential scope to provide some open plan areas. The suites are accessed via a private ground floor entrance and stairwell, together with passenger lift.

The suites benefit from a shared gas fired central heating system.

**ACCOMMODATION**

Each suite is of a similar layout and the following accommodation is available on both floors:

- Reception
- Five Offices
- Kitchen
- Ladies & Gents Toilets
- Stores

# TO LET

## Office

### Queensberry House, 147 High Street, Dumfries, DG1 2QT

#### FLOOR AREAS

The subjects extend to the following approximate IPMS 3 floor areas:

First	162.08 m2	1,745 ft2
Second	167.88 m2	1,807 ft2
<b>Total</b>	<b>329.96 m2</b>	<b>3,552 ft2</b>

The approximate Net Internal floor areas are also noted below for information purposes:

First	156.67 m2	1,686 ft2
Second	163.62 m2	1,761 ft2
<b>Total</b>	<b>320.29 m2</b>	<b>3,447 ft2</b>

#### LEASE TERMS

The subjects are available as a whole or as two separate office suites.

The suites are available on a Full Repairing and Insuring (FRI) lease, for a flexible term incorporating a regular review pattern. Incentives may be available depending on the length of lease.

Offers around £8,000 per annum, per suite or £15,000 per annum for the whole, are invited.

#### RATING ASSESSMENT

As at the date these particulars were published, the Rateable Value was £18,850. The Uniform Business Rate for the 2016/2017 financial year is 48.4 pence in the pound for properties with a Rateable Value below £35,000. Should the subjects be let as two individual suites, the rateable value will require to be re-assessed.

We draw to your attention the fact that a new occupier of this property will have the right to appeal the Rateable Value for a period of 6 months after acquiring an interest in the subjects.

#### LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the tenant will be responsible for LBTT, registration dues and VAT where applicable to any letting.

#### VALUE ADDED TAX

Prospective tenants are advised to satisfy themselves independently as to the incidence of VAT in respect of this transaction.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating:  
First Floor Suite – D Second Floor Suite - E  
A copy of the EPC is available on request.



#### VIEWING & FURTHER DETAILS

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

**A** 18 Castle Street, Dumfries, DG1 1DR  
**T** 01387 264333  
**F** 01387 250450  
**E** Fraser Carson – [f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk)

Publication date: 15/11/16 | 28/06/17 | 17/03/19