

MODERN OFFICE SUITES

- > EDGE OF TOWN CENTRE LOCATION
- > GOOD TRANSPORT LINKS
- > SECURE ALLOCATED CAR PARKING
- > RECENTLY REFURBISHED OPEN PLAN F/FLOOR SUITE
- > ACCESSIBLE OPEN PLAN & CELLULAR G/FLOOR SUITE
- > RAISED FLOORS AND SUSPENDED CEILINGS
- > 100% RATES RELIEF FOR THOSE WHO QUALIFY
- > FLEXIBLE LEASE TERMS AVAILABLE

TO LET

161 BROOMS ROAD, DUMFRIES, DG1 2SH

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DESCRIPTION

The subjects comprise a two-storey purpose built office building of concrete frame construction with roughcast external finish. The roof over is clad with profile metal sheeting. Windows are of metal casement design incorporating sealed double-glazed units.

The ground floor is fully accessible with the main entrance door being served by a disabled access ramp. Internally there is a communal entrance hall and stairwell. Shared accessible toilet facilities are located on the ground floor.

The office suites have raised floors with carpet tile finish, providing flexibility for future fit-out works, together with painted / papered walls and suspended acoustic tile ceilings.

The ground floor suite offers a balanced mix of open plan and cellular accommodation whilst the refurbished first floor suite is mostly open plan. Both suites include dedicated kitchen facilities.

Secure allocated parking is available at the side and rear of the property. Short stay customer parking is available along the front.

| FLOOR AREAS | m² | ft² |
|--------------------|----------------------|-----------------------|
| Ground Floor Suite | 187.47 | 2,018 |
| First Floor Suite | 260.47 | 2,804 |
| TOTAL | 447.94 | 4,822 |

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.



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 property is situated in an established mixed use district and is positioned on the northern side of Brooms Road, near to its junction with Annan Road which provides a direct link to the A75 bypass. Dumfries town centre lies around 1 mile to the west.

LEASE TERMS

The suites are available by way of a new lease on a Full Repairing and Insuring (FRI) basis, for a flexible term incorporating a regular review pattern. Incentives may be available subject to the length of lease agreed.

Rents on application.

RATING ASSESSMENT

Ground Floor - £13,650 | First Floor – To Be Assessed

100% rates relief is available under the Small Business Bonus Scheme for properties with a RV up to £15,000.

SERVICES

Mains water, electricity, gas and drainage.

The property is served by a communal gas fired central heating system with wall mounted radiators. Air conditioning has been installed in the ground floor suite.

SERVICE CHARGE

The landlord operates a standard service charge to cover the cleaning, maintenance and repair of all common parts. Tenant utility costs are excluded, except for the shared heating.

Full details are available on application.

PLANNING

The suites are for Class 2 & 4 (Office) use. Alternative uses may be considered, subject to Local Authority consents.

VALUE ADDED TAX

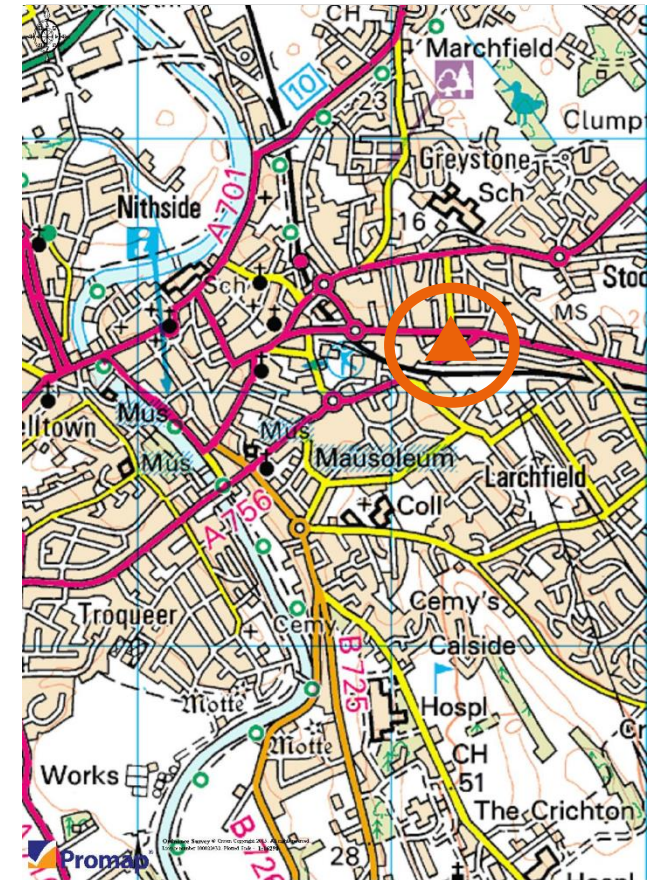
We are verbally advised that the property is VAT elected.

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.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: E+



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

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