



CAFÉ / RETAIL UNIT

- > GROUND FLOOR UNIT
- > PRIME TOWN CENTRE LOCATION
- > FRONT DINING / SALES AREA
- > REAR KITCHEN / STORE
- > ADDITIONAL EXTERNAL STORE
- > QUALIFIES FOR 100% SMALL BUSINESS RATES RELIEF
- > FLEXIBLE LEASE TERMS & INCENTIVES AVAILABLE

TO LET / FOR SALE

30 HIGH STREET, DALBEATTIE, DG5 4AA

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**SHEPHERD**
COMMERCIAL

DESCRIPTION

The subjects comprise a ground floor café / retail unit which forms part of a larger mid-terraced two storey and attic building, with single storey projection at the rear.

The property has a modernised sales frontage with tile clad finish and aluminium casement display window together with fully glazed entrance door.

The building is of traditional masonry construction under pitched and slated / corrugated metal sheet clad roofs.

The internal accommodation is as follows:

- Front Dining / Sales Area
- Rear Kitchen / Store
- Accessible Toilet
- Additional External Store & Toilet

The main dining / sales space has a carpet floor covering with papered / timber clad walls and suspended tile ceiling. The rear kitchen / store has a vinyl floor covering, tiled walls and painted ceiling.

There is a shared courtyard at the rear which is connected to the public footpath via a pedestrian pend.

FLOOR AREA	M²	ft²
Ground Floor	77.94	839

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



LOCATION

Dalbeattie is one of the largest towns within Dumfries & Galloway, with a population of around 4,500. Trade is also generated from those living, working or vacationing in the surrounding rural areas.

The town is accessed from the A75 trunk road via the A745 (Castle Douglas), B794 (Haugh of Urr) and the A711 which also provides a connection to the regional town of Dumfries.

The property occupies a prime trading location within the heart of Dalbeattie town centre.

Nearby occupiers include Marchbanks Bakers, Well Pharmacy, The Post Office, Gillespie Gifford & Brown, & The Co-op.

On-street parking is available along High Street however the property is also within a short walking distance of both town centre public car parks.

PRICE, RENT & LEASE TERMS

Purchase offers are invited.

Rental offers around **£7,000 per annum** are invited.

A new lease is available on a Full Repairing and Insuring (FRI) basis, for a flexible term. Incentives are available, subject to the length of lease agreed.

SERVICES

Mains water, electricity and drainage.

RATING ASSESSMENT

RV - £4,000. 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 café & takeaway. The unit is however suited to a variety of commercial uses, subject to both Landlord and Local Authority consents. Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

VALUE ADDED TAX

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

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available on request.



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

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