



Commercial space to let

14 Whitesands, Dumfries, DG1 2RR



Property Details

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Rent

£8,000 per annum

Description

An opportunity to acquire a ground floor dance studio also suitable for retail, catering or other purposes in high visibility location on the Whitesands. Good parking on street and nearby.

It briefly comprises:

Main Hall - 80 sq metres approx including a 60 sq metre dance floor with mirrored walls and carpeted reception area with counter and retail space.

Small office

Kitchenette

Changing room for an individual with toilet and WHB.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY





KEY FEATURES

- Commercial unit to let
- Excellent space to suit business or leisure needs
- Previously used as a dance studio
- Rent to be agreed
- Electric heating
- Mains water and electricity
- Lease term 5 years with 4 month notice period. Terms can be adjusted.
- Good central location in Dumfries

Situation

Dumfries, with a population of around 37,500 is the largest town in Dumfries & Galloway and 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 M74 at Lockerbie, which is some 12 miles distant.



Terms

Landlord improvements: The Landlord will install new lighting and allow a rent free period to assist with fitting out and/or a new dance floor.

Lease: A flexible term giving the tenant security. A 5 year lease with the tenant able to vacate at any time on giving 4 months notice. The lease terms can be adjusted to suit.

Maintenance: The landlord will maintain the fabric. The tenant will be responsible for internal repairs, plumbing repairs (internal and external) and external painting of the front of the building.

This property does not flood as it is above the highest known flood level. The landlord will indemnify the tenant against any flood losses.

Rent: £8,000 per annum

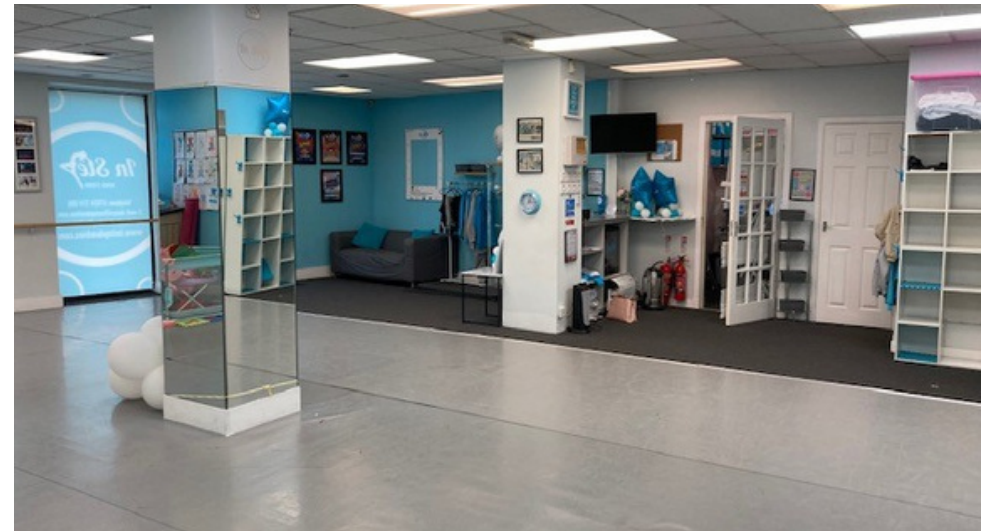
Usage: The premises have been a dance studio for many years but would be suitable for retail, beauty, catering (subject to the necessary consents) or other use.

EPC = TBC

Ownership - The property belongs to a director of C&D Rural

Solicitors: Henderson and MacKay, 35 High Street, Lockerbie, DG11 2JP

Services: Mains water, Mains electricity.





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