

**TO LET
(MAY SELL)
OFFICE ACCOMMODATION
DEDICATED MAIN DOOR ENTRANCE**

**15 BANK STREET
DUMFRIES
DG1 2NX**

Location

Dumfries is the principal shopping and administrative centre for the Dumfries & Galloway region having a population of circa 37,500 persons.

The unit occupies a prominent position within the ever popular Bank Street benefiting from a mix of multiple and local retailers to include The Bank Bar & Tapas, JHS Law and Slate Hairdressing.

Description

The property comprises an end terrace unit offering accommodation over part of the ground and first floors within a 2 storey building.

Accommodation

From our measured inspection the property extends to the following areas:

Ground Floor:	160 ft ²	(14.86 m ²)
First Floor:	702 ft ²	(65.2 m ²)
Total:	862 ft ²	(80.6 m ²)

Terms

The property is available on the basis of a new full repairing and insuring lease for a period to be agreed incorporating regular upward only rent reviews. Rental offers in excess of £6,500 per annum are sought.

Entry

Upon completion of legal formalities.



Rating

We understand from the Assessors website that the property is entered in the Valuation Roll as follows:

Description:	Office
Rateable Value ('20/'21):	£5,000

Energy Performance Certificate

The subjects have a rating of 'E'. A copy of the Certificate can be provided upon request.

Legal Costs

Each party to be responsible for their own costs, the ingoing tenant to be responsible for LBTT, registration dues and VAT incurred thereon.

VAT

All terms are quoted net of VAT where applicable.

Money Laundering Regulations

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

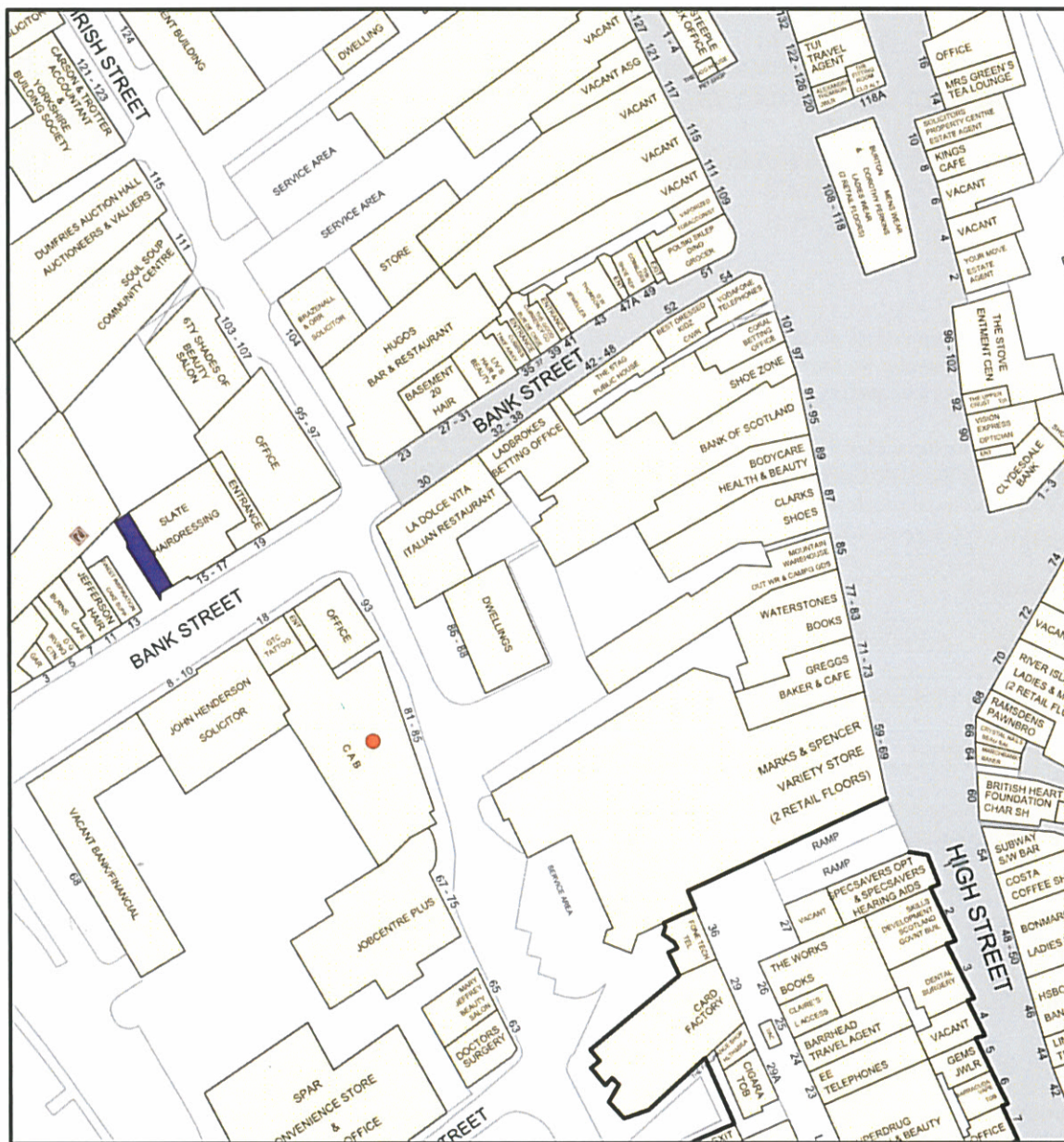
Viewing/Further Information

Strictly by appointment through the sole agents:

Contact: Gavin Anderson / Colette Brough

Email: gavin@wbf.co.uk / colette@wbf.co.uk

Location Plan



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