

TO LET

SHOPPING CENTRE RETAIL UNIT

DUMFRIES

Unit 27, Loreburne Shopping Centre, Dumfries



Key Highlights

- Dumfries is the principal retailing and commercial centre for the south west of Scotland benefiting from a population of 32,000 persons and a district catchment estimated to be in the region of 148,000.
- The town is located approximately 75 miles south of Glasgow and 75 miles south west of Edinburgh.
- The subjects occupy a prime location close to the entrance of the Loreburne Shopping Centre.
- The Centre is anchored by **Marks & Spencer** and other occupiers include **JD Sports, Superdrug, Poundland** and **Argos**.

SAVILLS GLASGOW

163 W George St
GLASGOW G2 2JJ

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Accommodation

The premises are arranged over the ground floor of the shopping centre, comprising the following approximate gross internal area:

Lower Ground:	377 sq ft	35 sq m
Ground:	582 sq ft	54.1 sq m
First:	561 sq ft	52.1 sq m

Rent

On application.

Tenure

The subjects are available on a new FRI lease

Rates

Rateable Value:	£20,000
UBR (2019/20):	£0.49
Rates Payable:	£9,800 pa

(Interested parties are advised to make enquiries with the Local Authority.)

*The incoming tenant may be eligible for small business rates relief, subject to their circumstances (Further information available upon request).

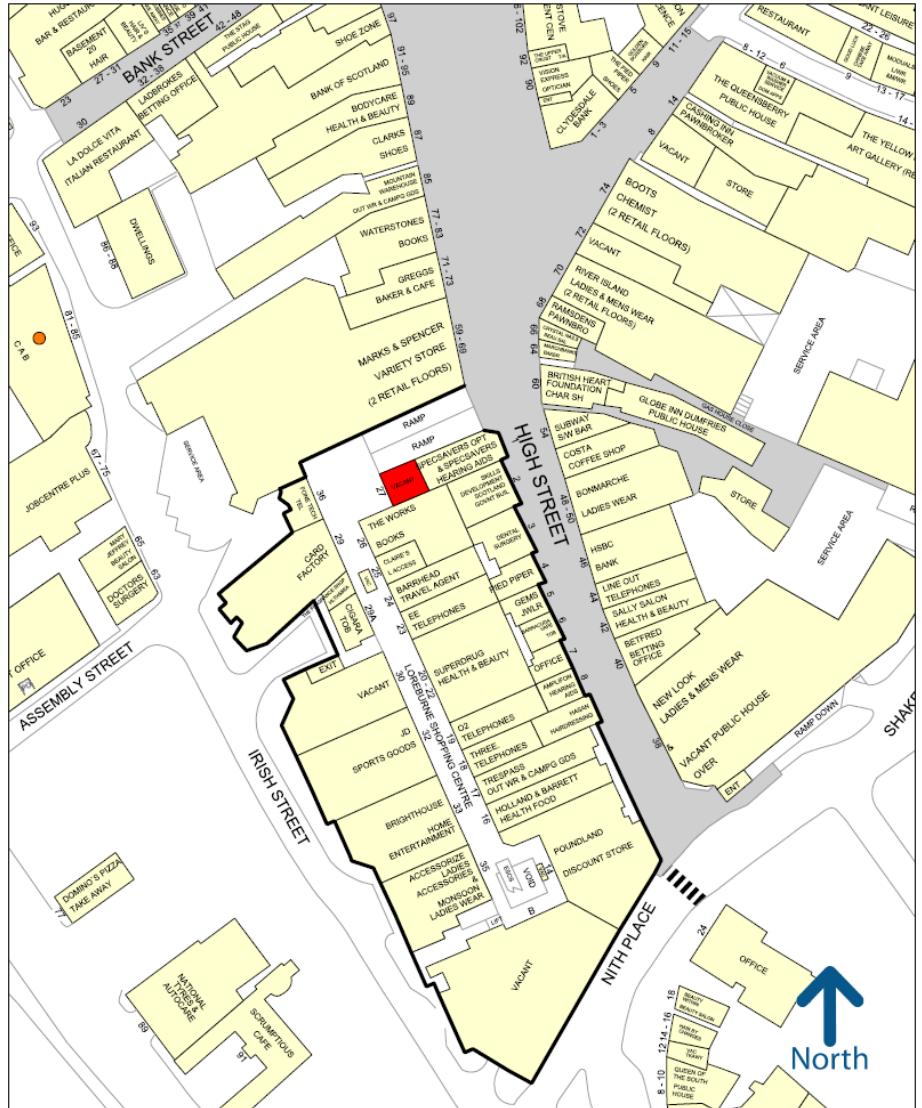
Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

Full Energy Performance Certificate available on request.

Further Information & Viewing Further Information & Viewing upon request. Viewing strictly by appointment with Savills.



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February 2020

