

On the Instructions of Utopia Ltd

# DUMFRIES

165/171 High Street

LARGE SPACE  
AVAILABLE



## LOCATION

The subject premises offer a rare opportunity to take a large trading space on Dumfries High Street. The unit is found near other national retailers such as **TJ Hughes**, **Game**, and **WH Smith**. A street traders plan is on the reverse of these particulars.

## DESCRIPTION

The premises are arranged on ground and first floors with the following approximate dimensions and areas:

Ground Floor Area	987.46 sq m	10,600 sq ft
First Floor Ancillary	698.43 sq m	7,518 sq ft

The property also benefits from servicing at the rear of the unit via Irish Street.

## LEASE

The property is available immediately by way of a new lease, with a term to be agreed, subject to 5 yearly rent reviews.

## RENT

Upon application.

## RATING

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop and ancillary accommodation is £145,000 and the Rates Payable are £66,990. The UBR for 2008/09 is 46.2p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

By appointment via this office:

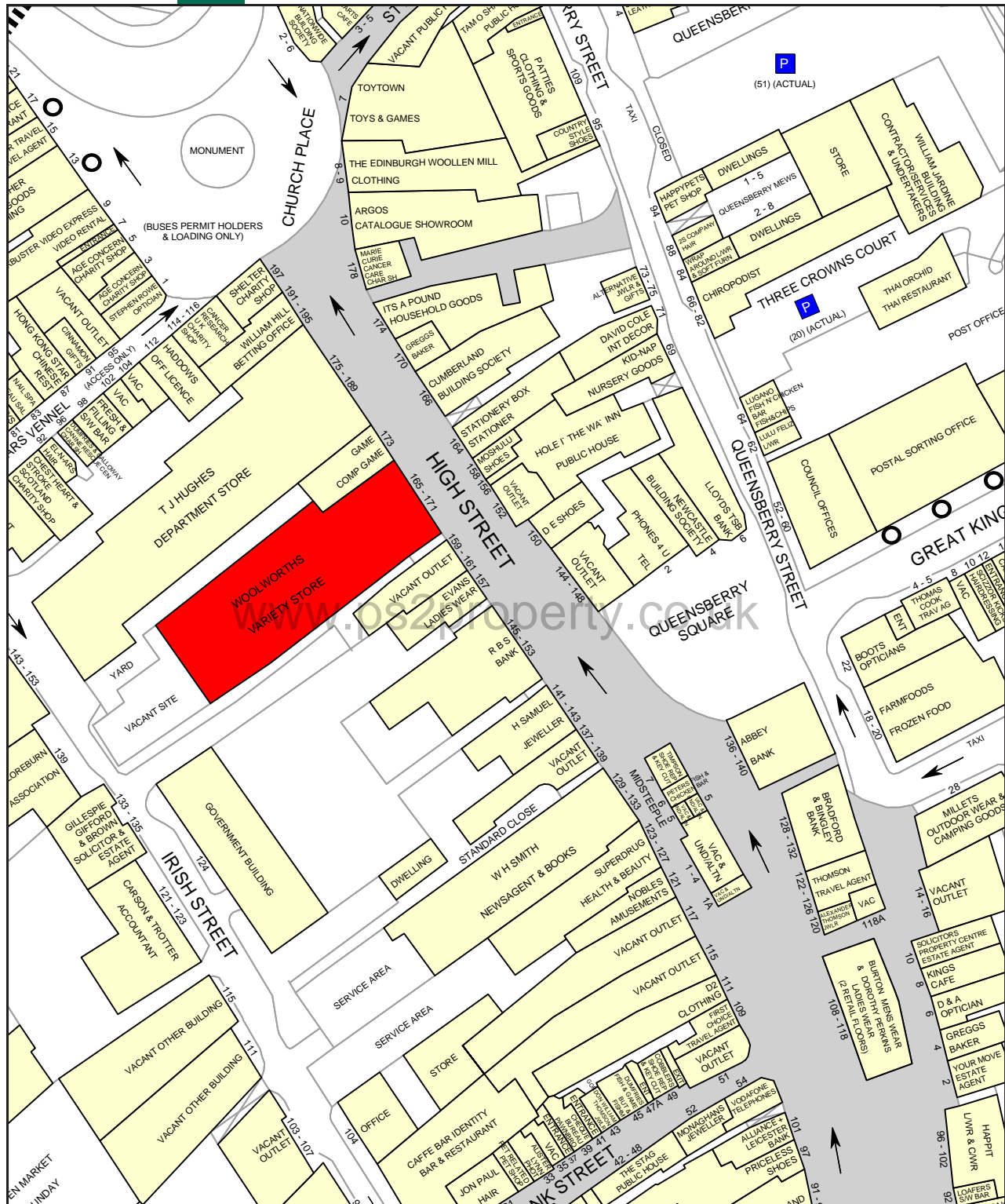
**Graham Barr**

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## 165/171 High Street



Not to scale.

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