

FOR SALE

**Fully Fitted
Hot Food Takeaway**

Ground Floor Unit

Ornate Sales Frontage

Prime Trading Location

Qualifies for 100% Rates Relief

Offers Over: £70,000



VIDEO TOUR



WHAT 3 WORDS



4 QUEENSBERRY STREET, DUMFRIES, DG1 1EX

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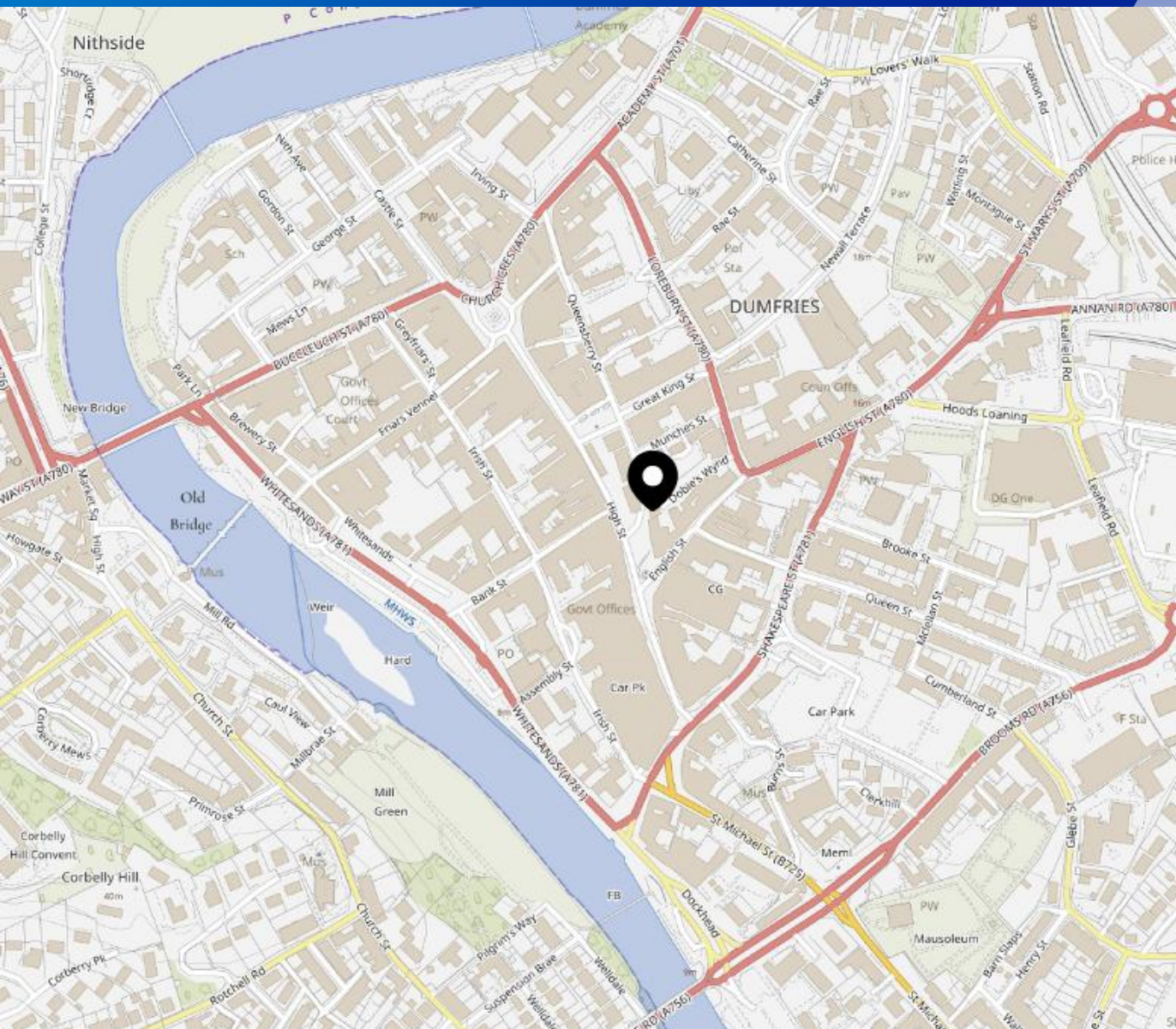
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Location

4 QUEENSBERRY STREET, DUMFRIES, DG1 1EX



The property occupies a prime position within the heart of Dumfries town centre amongst a variety of national traders.

Dumfries, with a population of around 33,000, is the largest town in Dumfries & Galloway and is therefore southwest Scotland's main shopping and administrative centre.

Whilst the property is located on the eastern side of Queensberry Street, it is clearly visible from the High Street and falls within the pedestrianised retail zone.

The unit lies adjacent to the Midsteeple which is host to several public events throughout the year.

Nearby commercial occupiers include Your Move, Virgin Money, Boots, Costa, Marks & Spencer, Greggs, Bank of Scotland, Bodycare, and Vodafone.

The Loreburne Shopping Centre also lies around 100 yards to the south.

In addition, the property is well placed within the town's late night licensed trade circuit and lies only 60 yards from the Munches Street taxi rank.

Ample public car parking is available at the rear of the building.

Town Centre Hot Food Takeaway

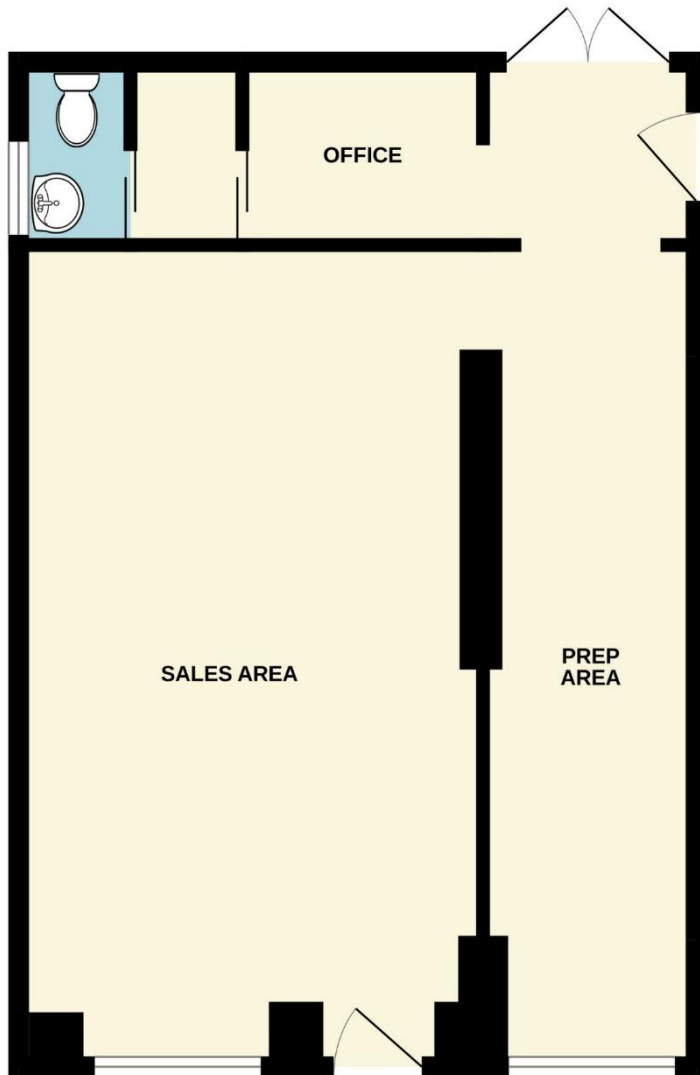


FIND ON GOOGLE MAPS



Description

4 QUEENSBERRY STREET, DUMFRIES, DG1 1EX



Floor Plan



Site Plan

The subjects comprise a ground floor unit with ornate sales frontage.

The unit forms part of a larger three-storey and attic mid-terraced tenement of traditional sandstone construction under a pitched and slated roof, together with a four-storey flat roof projection at the rear.

The sales frontage has a painted external finish and includes two large display windows set either side of an aluminium casement customer entrance door.

The internal accommodation extends to an open-plan sales area, prep area, office, and toilet.

The unit benefits from tiled floors together with wipe-clean panel clad walls and suspended acoustic tile ceilings within the principal areas. There is a stainless-steel extraction hood at the rear of the sales area.

FLOOR AREA	m ²	ft ²
Ground Floor	41.33	445

The above floor areas have been calculated from onsite measurements and are stated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





Services & Equipment

The property is connected to mains supplies of water, electricity, and drainage.

There is a ceiling mounted climate control unit within the sales area.

We understand all the equipment is owned outright and is to be included as part of the proposed sale. A full inventory is available on request.

Planning

The property is registered as having a hot food takeaway (Sui Generis) consent, in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The current planning consent also allows for permitted change to Class 1A (Shops, Financial, Professional and Other services) as well as Class 3 (Food and Drink).

Rateable Value

RV - £6,200

The property therefore qualifies for 100% rates relief under the Small Business Bonus scheme, subject to occupier eligibility.

Price

Purchase offers over **£70,000** are invited for our client's heritable interest.

Value Added Tax

We are verbally advised that the property is not VAT elected.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

The purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Energy Performance Certificate (EPC)

Energy Performance Rating: F

A copy of the EPC is available on request.

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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