

TO LET / FOR SALE

Professional / Redevelopment

Detached Two Storey Building

Edge of Town Centre Location

Private Car Park

NIA: 139.99 sq.m. (1,506 sq.ft.)

Qualifies for 100% Rates Relief

Scope for Residential Conversion
(Subject to Consents)



VIDEO TOUR



WHAT 3 WORDS



11 NITH AVENUE, DUMFRIES, DG1 1EF

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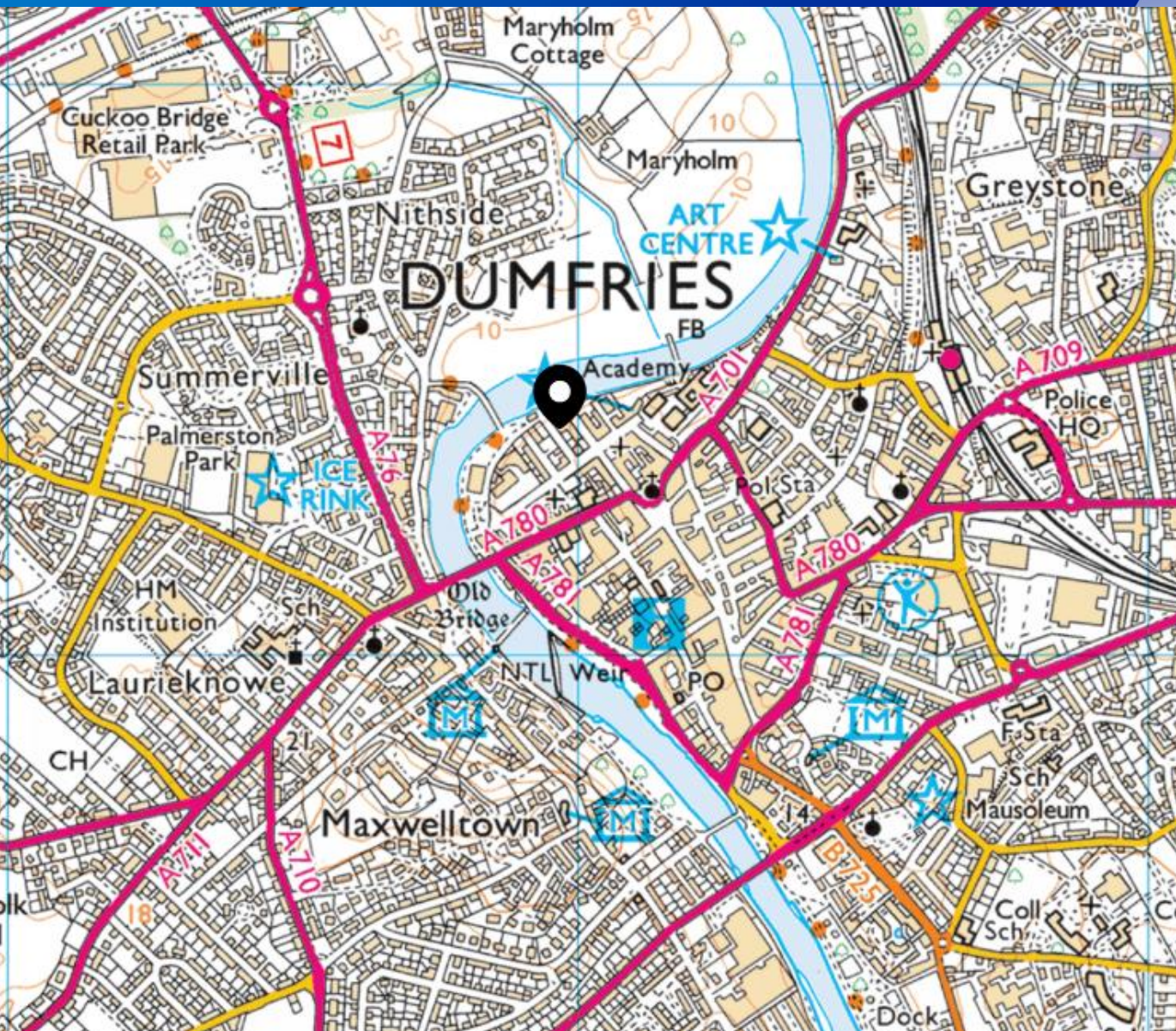
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Location

11 NITH AVENUE, DUMFRIES, DG1 1EF



The property is set on a quiet side street within Dumfries town centre, adjacent to mature parkland that extends along the banks of the River Nith.

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.

The town lies approximately 75 miles south of Glasgow and 34 miles northwest 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 A74(M) motorway at Lockerbie, although the A75 and A701 offer alternative routes dependant on the direction of travel, with junctions at Gretna and Beattock respectively.

The A75 also provides a link to the Northern Irish ferry ports at Cairnryan.

The subjects are located on the eastern side of Nith Avenue, near to its junction with George Street, which forms part of an established mixed-use district at the northern edge of the town centre.

The pedestrianised High Street lies around 300 yards to the south.

Nearby commercial properties include professional offices, doctor's surgeries, dental surgeries, pharmacies, public houses, restaurants, and schools.

Public transport links are available within a short walking distance.

Attractive sandstone building convenient to town centre amenities.



FIND ON GOOGLE MAPS



Description

11 NITH AVENUE, DUMFRIES, DG1 1EF



The subjects comprise a detached two-storey office building with private car park, providing five lined spaces.

The property is of attractive red sandstone construction, under a pitched and slated roof. Windows are of timber sash design.

The main door, fitted with a buzzer entry system, fronts directly onto Nith Avenue, opposite a public car park.

Direct access from the private car park is provided at the rear of the building.

The internal layout provides a balanced mix of open-plan and cellular accommodation, with toilet facilities on both levels.

The floors are of solid concrete and suspended timber construction with carpet and vinyl coverings. The walls and ceilings have a painted finish. Fitted storage units and worktops with an integrated stainless-steel sink and drainer have been installed within the first floor kitchen.



FLOOR AREAS	m ²	ft ²
Ground Floor	66.19	712
First Floor	73.80	794
TOTAL	139.99	1,506

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



Description

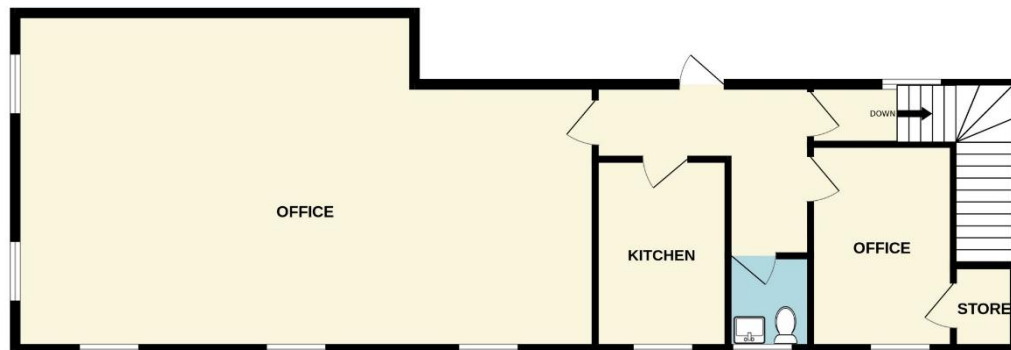
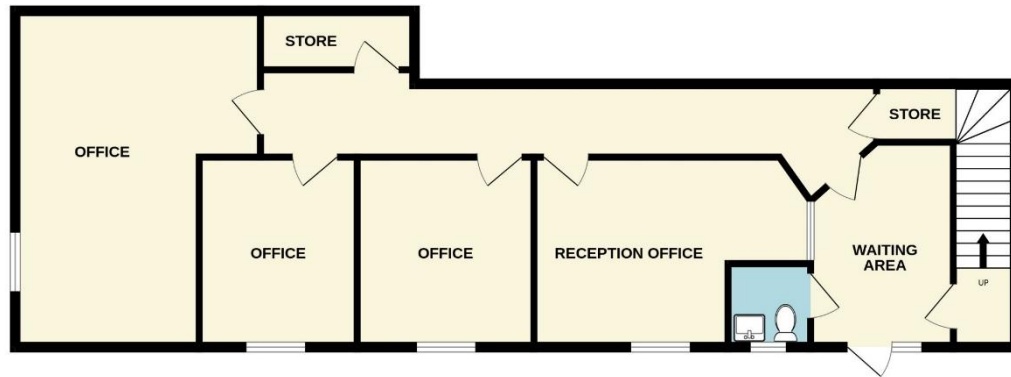
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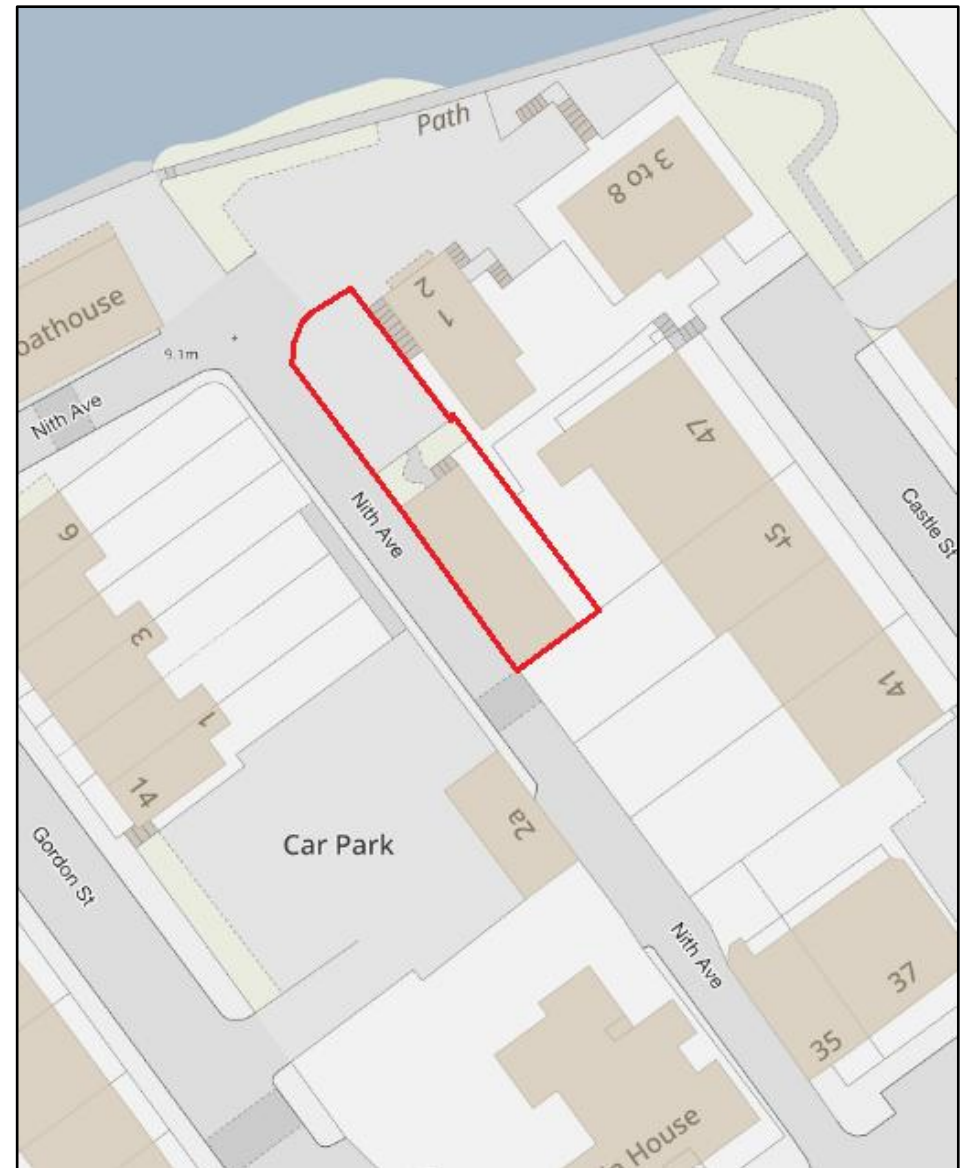


Plans

11 NITH AVENUE, DUMFRIES, DG1 1EF



Floor Plans



Site Plan



Services

We understand the property is connected to mains supplies of water and electricity, with drainage into the public sewer. Space heating is provided by a series of wall mounted electric storage heaters and radiators.

Rateable Value

RV - £9,600.

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

Planning

We assume the property is registered for Class 1A (Shops, financial, professional and other services) or Class 4 (Business) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The subjects may however be suited to alternative commercial use or residential conversion, subject to Local Authority consents.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

Entry

Vacant possession will be available no later than 30th September 2025.

Price

Purchase offers around **£150,000** are invited.

Rent & Lease Terms

Rental offers around **£13,500** per annum are invited.

The property is available by way of a new Full Repairing & Insuring (FRI) lease, for a flexible term, incorporating a regular review pattern.

Tenant incentives may be available, subject to the length of lease agreed.

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

Energy Performance Certificate (EPC)

Energy Performance Rating: G

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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