

FOR SALE BY ONLINE AUCTION

OFFICE / REDEVELOPMENT

Auction Date: 21.08.2025

Linked four-storey building with large
private garden

Accessible town centre position with
rear outlook toward River Nith

Disabled access via secure pend

Scope For Alternative Commercial Use
and Residential Conversion (STC)

Guide Price: £195,000



VIDEO TOUR



WHAT 3 WORDS



139 IRISH STREET, DUMFRIES, DG1 2QE

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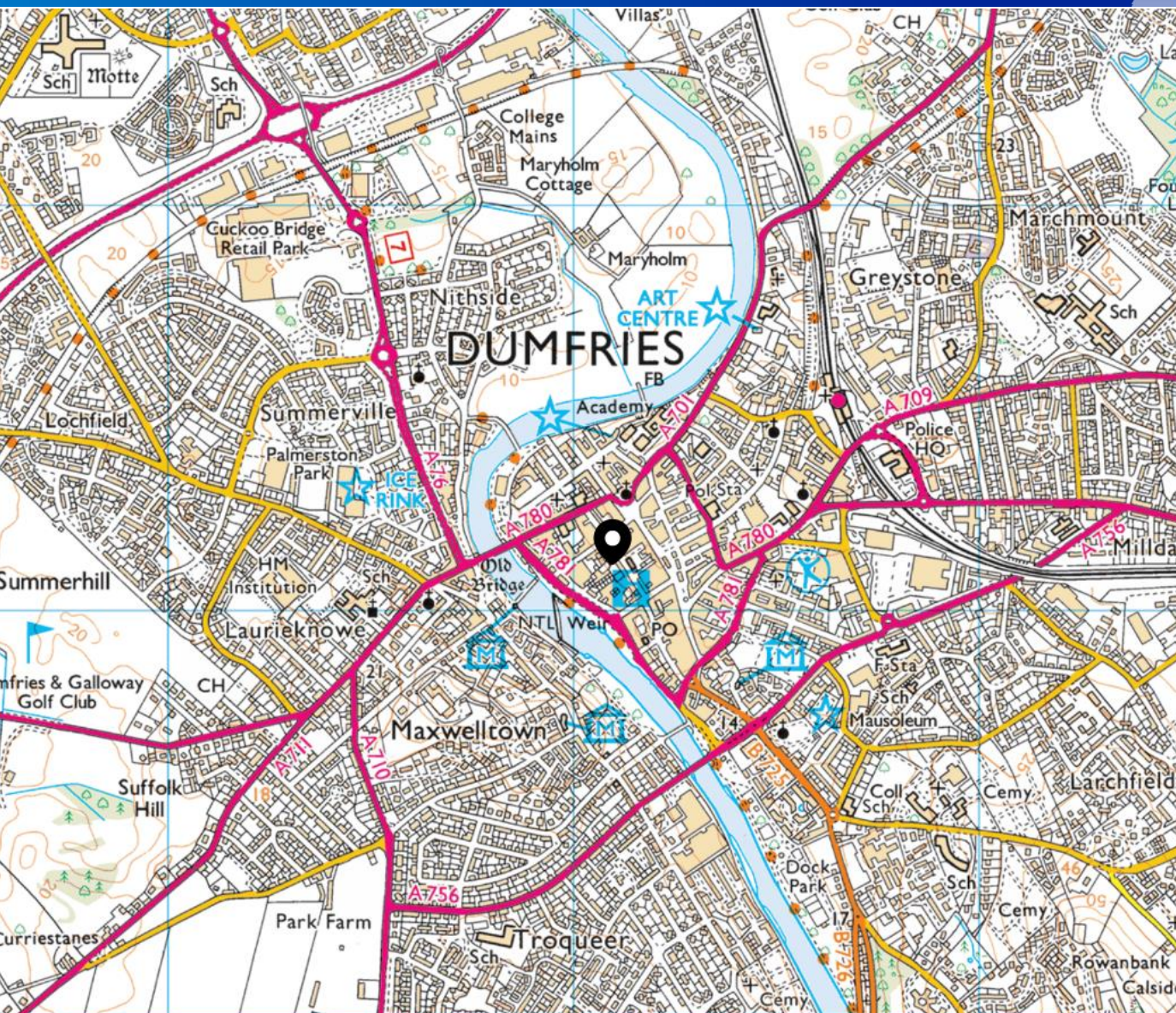
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Location

139 IRISH STREET, DUMFRIES, DG1 2QE



The property occupies an accessible town centre position within an established mixed-use district benefitting from ongoing regeneration projects.

Dumfries, with a population of around 33,000, is the largest town in Dumfries & Galloway as 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.

Connections to the A74(M) motorway are available at Lockerbie via the A709, Gretna via the A75, and Beattock via the A701.

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

The property lies on the western side of Irish Street, which runs parallel to the pedestrianised High Street, between its junctions with Bank Street and Friars Vennel.

The site is elevated at the rear and therefore enjoys an outlook toward Whitesands and the River Nith.

Surrounding commercial properties include municipal offices, supermarkets, retail units, leisure premises, and licensed bars / restaurants.

Free parking and public transport links are available within a short walking distance.

Striking property with great potential set within the heart of Dumfries



FIND ON GOOGLE MAPS



Description

139 IRISH STREET, DUMFRIES, DG1 2QE



The subjects comprise a substantial Category B listed townhouse, arranged over four floors, together with large garden grounds at the rear.

The building is of sandstone construction, with a painted ashlar / pointed external finish, surmounted in the main by pitched and slated roofs.

We understand the main roof(s) have recently been renewed.

A ground floor extension has been added at the rear which is of cavity brick construction under a flat roof clad with fibreglass.

Entry to the property from the public footpath is provided by external steps covered by a stone portico. Disabled access is also available into the rear extension via a secure pend and external ramp.

The garden grounds include a concrete surfaced courtyard which leads to a lower-level lawn area with raised flower beds and feature shrubbery.

Boundaries are set out by a mix of brick walls, timber fencing, and ornate metal railings.

From reference to online mapping software, we estimate the total site area extends to circa 0.089 Ha (0.22 Ac) or thereby.



Accommodation

139 IRISH STREET, DUMFRIES, DG1 2QE



The internal accommodation offers a combination of large open-plan rooms and cellular space.

The ground, first, and second floors deliver conditioned accommodation with carpet / vinyl floor coverings, painted walls, and painted / suspended tile ceilings.

Features included moulded skirting / architraves, cornicing, and the original staircase set at the rear of the main building.

Welfare facilities are available on each of the three main levels.

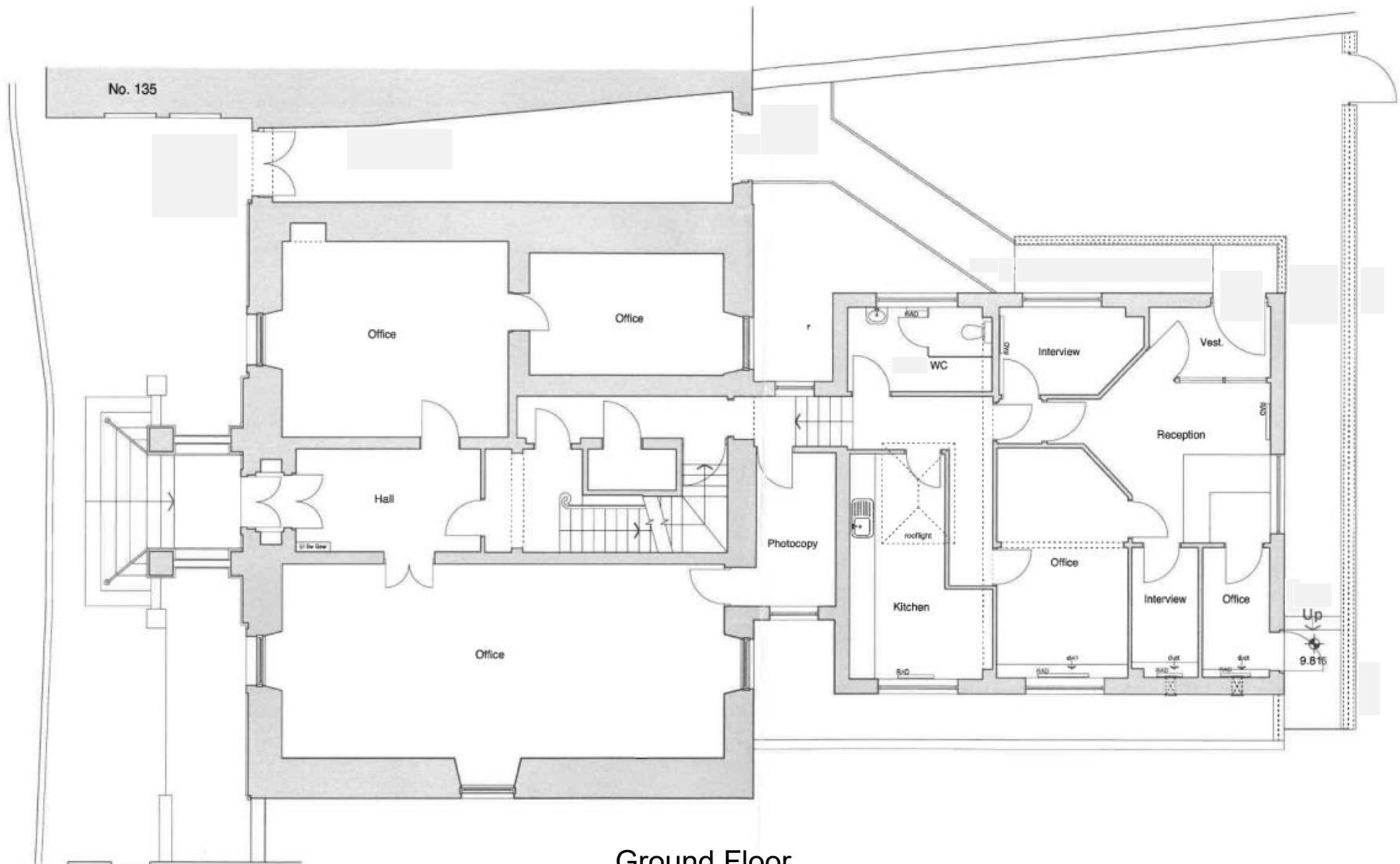
There is also ample provision for general storage & building services within the basement.



NET INTERNAL AREA	m ²	ft ²
Basement	79.28	853
Ground Floor	161.33	1,737
First Floor	106.12	1,142
Second Floor	93.02	1,001
TOTAL	439.75	4,733

GROSS INTERNAL AREA	m ²	ft ²
Basement	101.89	1,097
Ground Floor	223.51	2,405
First Floor	149.30	1,607
Second Floor	127.84	1,376
TOTAL	602.54	6,485

The above floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).



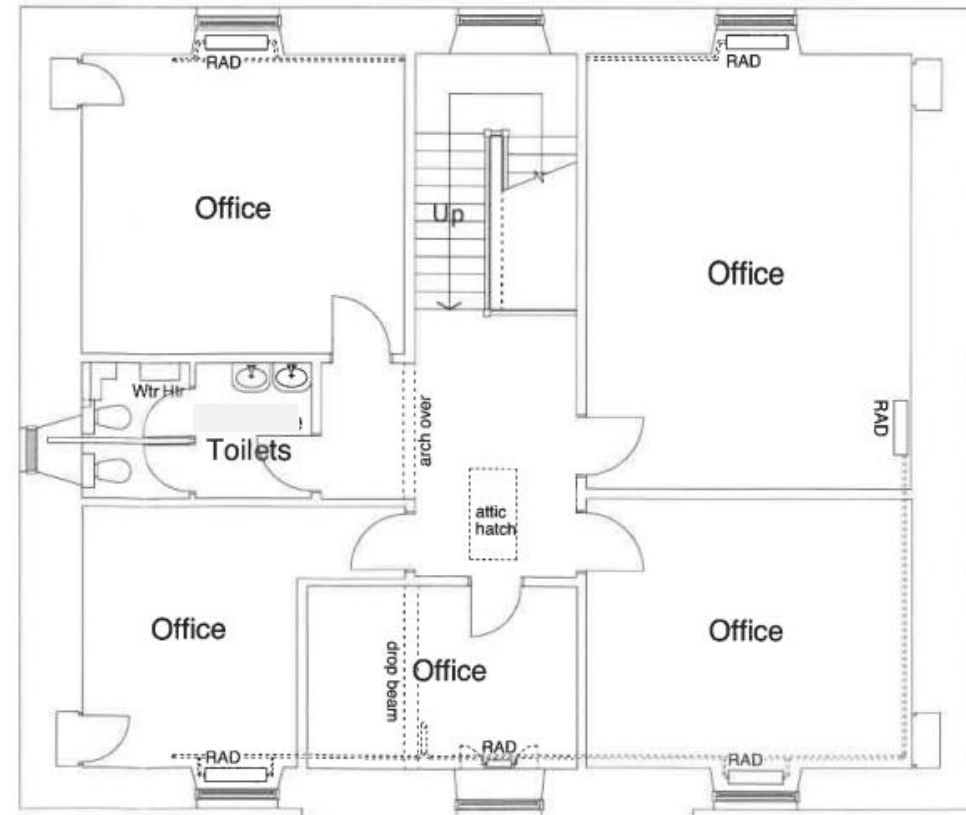


Floor Plans

139 IRISH STREET, DUMFRIES, DG1 2QE



First Floor

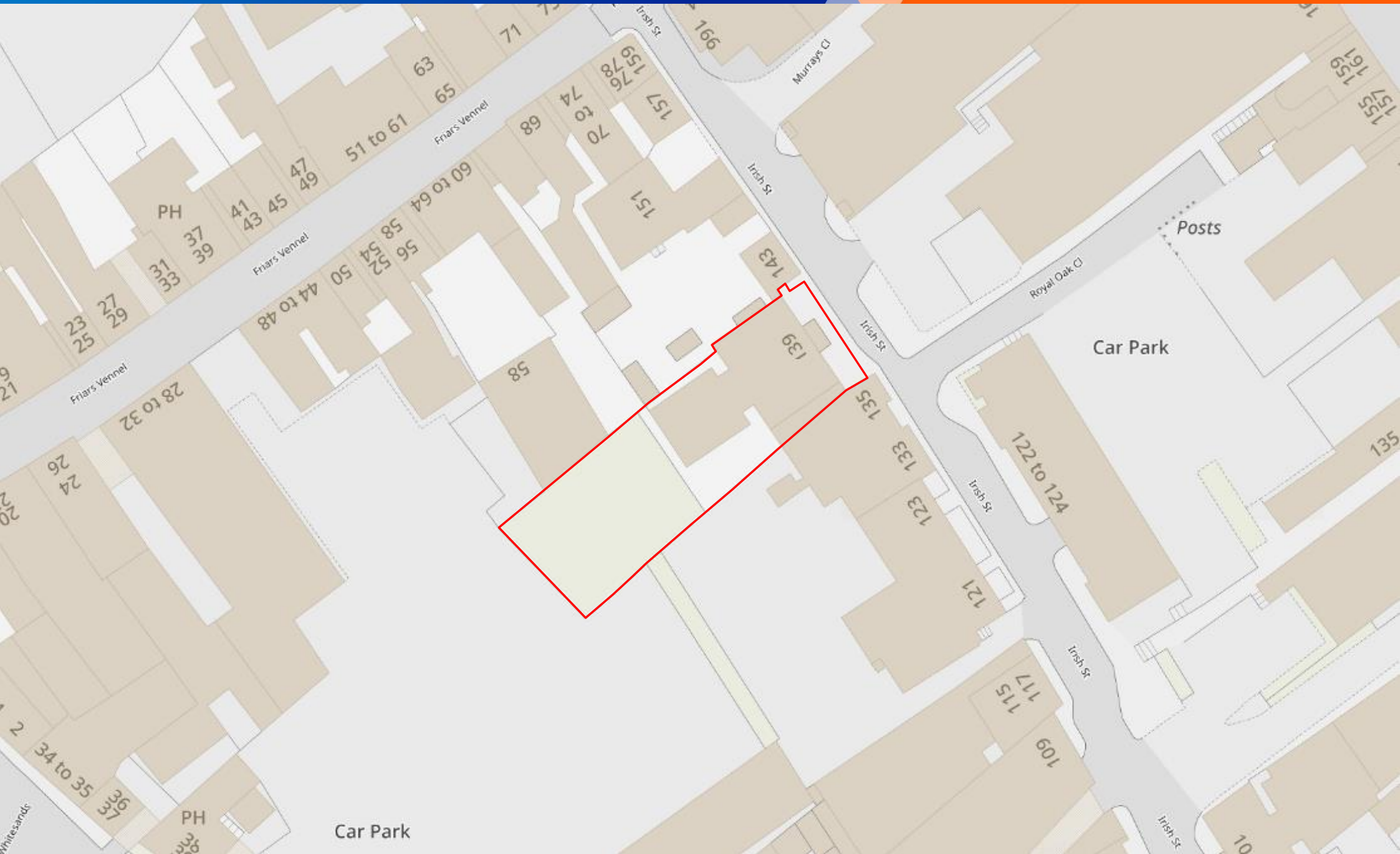


Second Floor



Site Plan

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Services

Mains water, gas, electricity and drainage.

Space heating is provided by a gas fired boiler connected to a series of wall mounted radiators, however, we are advised the boiler is currently non-operational.

Rating Assessment

RV - £21,500

The poundage rate for the 2025/26 financial year is 49.8 pence. The current rates payable is therefore circa £10,707 per annum.

Further information on business rates discounts and appeals can be found at:

<https://www.dumfriesandgalloway.gov.uk/business-licences-permits/business-rates>

Planning

We assume the property is currently registered for Class 1A (Shops, Financial, Professional and Other Services) and Class 4 (Business) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The building is however well suited to a variety of commercial uses and residential conversion, subject to Local Authority consents.

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





Auction Date

The auction will be held on Thursday 21st August at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

Guide Price

The property has a guide price of **£195,000**.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2.0% plus VAT, subject to a minimum of £2,000 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

Energy Performance Rating: Pending

A copy of the EPC is available upon 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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