

# FOR SALE BY ONLINE AUCTION

## FORMER TOURIST BOARD HEADQUARTERS

Auction Date: 21.08.2025

Modern Purpose-Built Property

Private Courtyard

Waterfront Position

Scope For Alternative Commercial Use  
and Residential Conversion (STC)

Guide Price: £160,000



VIDEO TOUR



WHAT 3 WORDS



64 WHITESANDS, DUMFRIES, DG1 2RS

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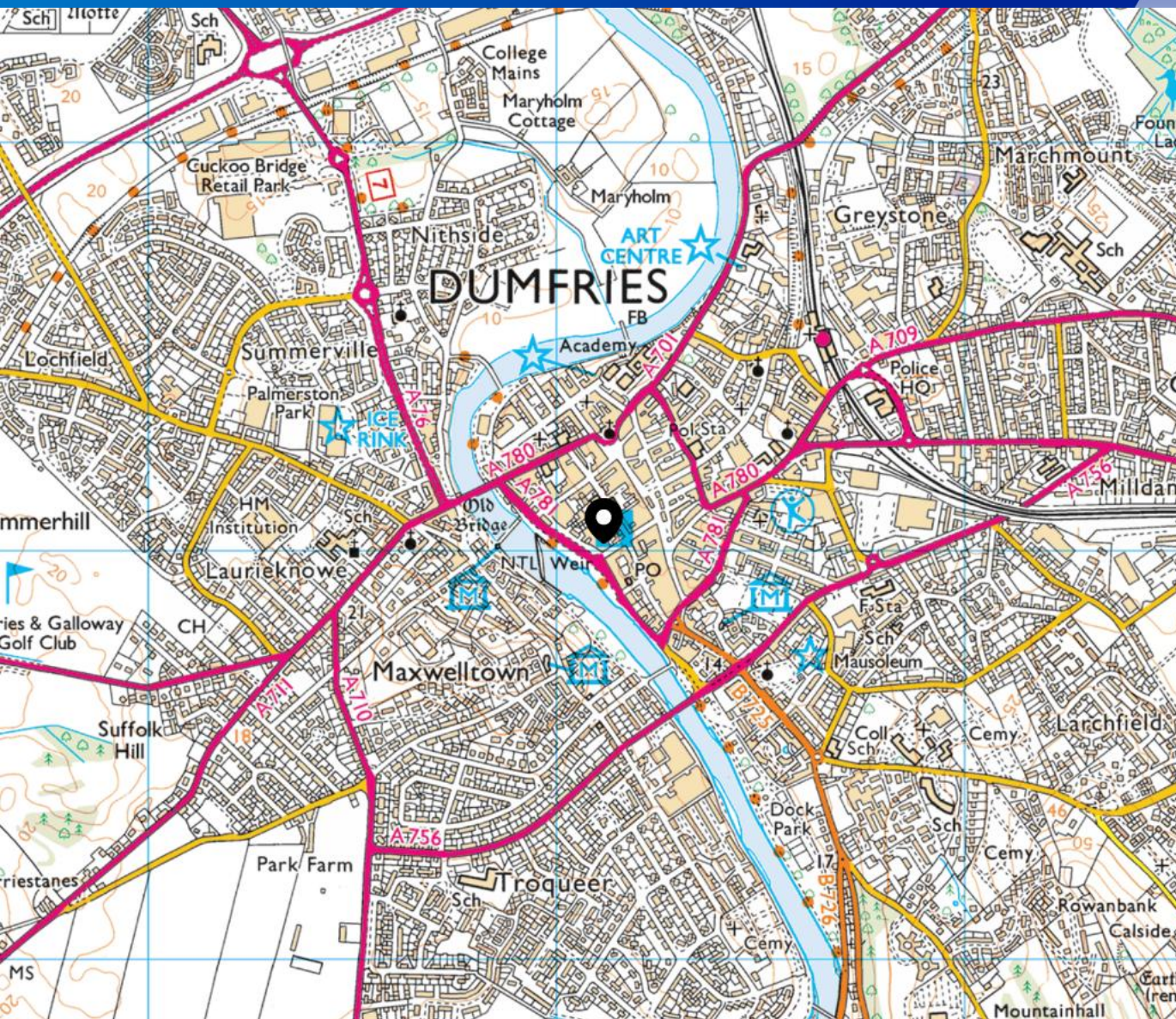






## Location

64 WHITESANDS, DUMFRIES, DG1 2RS



**The property is set within the waterfront trading area of Whitesands around 100 yards from the pedestrianised High Street.**

Dumfries is a former Royal Burgh and historic town, with a population of around 33,000, and is the largest settlement within the Dumfries & Galloway region of southwest Scotland, which possesses rolling countryside, a spectacular coastline and an array of bustling towns and villages.

The town occupies a strategic location at the intersection of the A75, A76, and A701 trunk roads. Public transport connections include regular bus services and a railway station on the Glasgow South Western Line.

The town is home to Scotland's first multi-institutional university campus, comprising The University of the West of Scotland, The University of Glasgow and Dumfries & Galloway College, all of which are held within the 85-acre parkland Crichton Estate. In addition, Scotland's Rural College has a nearby campus within short commuting distance.

The building occupies a visible roadside position on the northeastern side of Whitesands, which forms part of the main town centre road network.

Surrounding commercial properties include professional offices, a dental surgery, licensed restaurants & public houses, retail units, salons, and recreational facilities.

There is abundant public parking in the immediate vicinity, as well as the town's principal bus stance and taxi rank.

**Landmark building overlooking River Nith with frontage onto public parking & main thoroughfare**



FIND ON GOOGLE MAPS





# Description

64 WHITESANDS, DUMFRIES, DG1 2RS



**The subjects comprise a bespoke three storey end-terraced building constructed circa 1997 as a regional tourist board headquarters and tourist information centre.**

The building is of steel frame and concrete block construction with sandstone / facing brick outer walls. The main roof is pitched and clad with slate, incorporating dormer projections to the front. The rear protrusions are surmounted by shallow mono-pitch roofs with insulated metal sheet cladding.

There is a recessed entrance door set within the front elevation, flanked by full-height display windows and accessed via external steps.

Four additional entrance doors are placed at regular intervals along the rear elevations.

Windows are of double-glazed timber casement design, with pass-through windows providing access onto two top-floor balconies overlooking both the front and rear.

A gated pend provides direct access to the enclosed private courtyard and enables disabled access to the rear ground floor accommodation.

The pend also provides fixed bicycle parking.

The split-level courtyard has a concrete surface and soft landscaping including borders and raised beds with mature shrubs and dwarf trees.

An external boiler room is accessed from the upper level.







# Description

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**The internal layout reflects the previous use as a tourist information centre with upper floor offices, including a former 'Tourist Trail' and audio-visual theatre.**

The floors are of solid concrete and suspended timber construction.

Access to the upper floors is via a protruding stairwell set at the rear of the multi-storey section of the building.

The internal accommodation extends to:

## Ground Floor

Front Reception / Sales Area, Former 'Tourist Trail' Corridor, Audio-Visual Theatre, Rear Reception / Sales Area, Store, Plant Room, Ladies, Gents and Accessible Toilets.

## First Floor

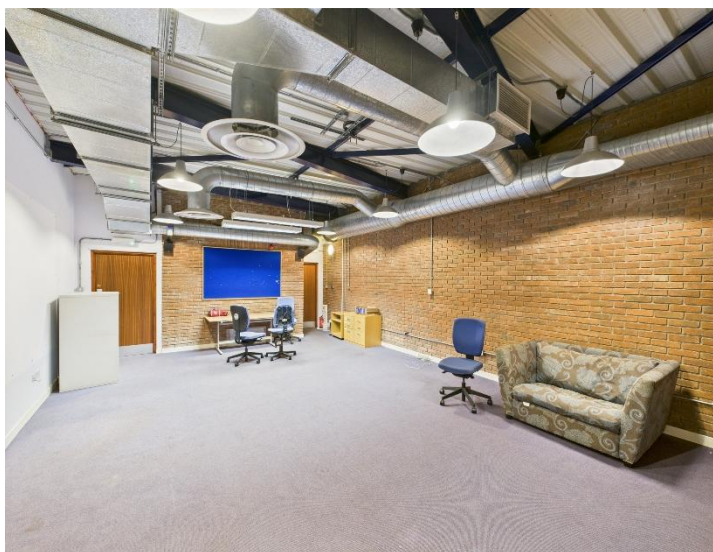
Three Offices, Meeting Room, Kitchen, Stores, and Toilet.

## Second Floor

Four Offices and Toilet.

The accommodation is finished to a high standard throughout with carpet / vinyl floor coverings, painted walls & ceilings, fitted display furniture and feature lighting.

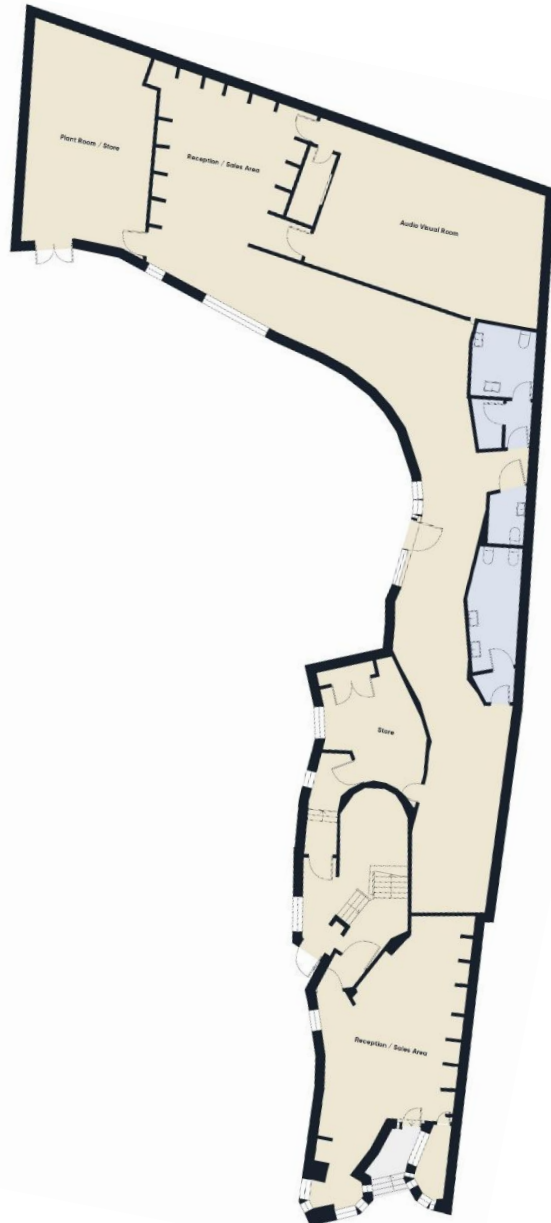
Several interior walls appear to be demountable partitions therefore offering scope for future alterations to suit individual occupational requirements.





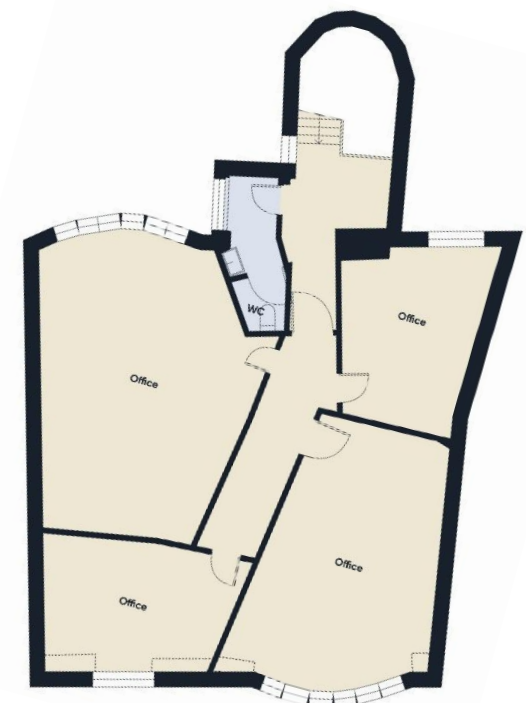
# Floor Plans

64 WHITESANDS, DUMFRIES, DG1 2RS



APPROXIMATE FLOOR AREAS	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	319.53	3,439
First Floor	92.98	1,001
Second Floor	92.98	1,001
<b>TOTAL</b>	<b>505.49</b>	<b>5,441</b>

The above floor areas have been sourced from the Scottish Assessors' Association website and are assumed to have been calculated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

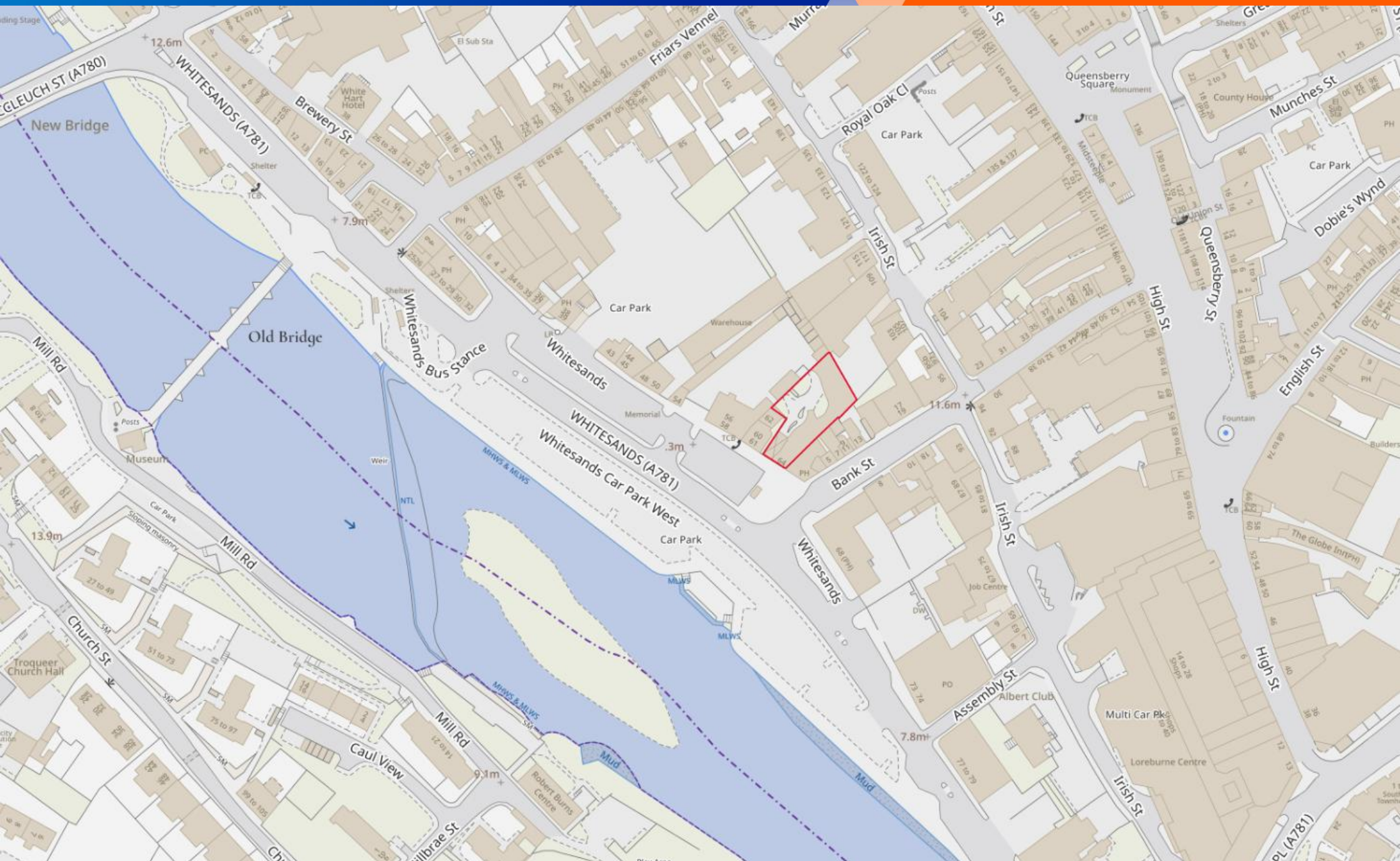






# Site Plan

64 WHITESANDS, DUMFRIES, DG1 2RS







## Services

Mains water, gas, electricity and drainage.

Space heating is provided by a gas fired boiler connected to a series of wall mounted radiators and a warm-air ventilation system that serves the rear ground floor accommodation.

## Rating Assessment

RV - £37,900

The poundage rate for the 2025/26 financial year is 49.8 pence. The current rates payable is therefore circa £18,874 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 21<sup>st</sup> 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 **£160,000**.

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

There are no buyer's fees on this lot.

## 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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