

RETAIL UNIT

- > FORMER POST OFFICE
- > CURRENTLY A BEAUTY SALON
- > SUITED TO VARIETY OF USES
- > RETURN FRONTAGE
- > OPPOSITE PUBLIC CAR PARK
- > QUALIFIES FOR 100% RATES RELIEF
- > FLEXIBLE LEASE TERMS

THE HUB
T. 01557 330764

TO LET

5 ST. CUTHBERTS PLACE, KIRKCUDBRIGHT, DG6 4DH

CONTACT: Fraser Carson | f.carson@shepherd.co.uk | 01387 264333 | www.shepherd.co.uk



DESCRIPTION

The subjects comprise an attached single storey corner unit of stone and brick construction under a pitched and slated roof. The property benefits from a return frontage, with windows being of timber casement design. The flooring is mostly of solid concrete construction. Access is provided via a single customer entrance door with side screens, secured out-of-hours by timber storm doors.

There are no associated external areas or dedicated car parking.

The internal accommodation extends to:

- Main Retail Area
- Rear Shop / Storage Area
- Staff Kitchen
- Staff Toilet
- Former Walk-in Safe / Store



FLOOR AREA	m²	ft²
TOTAL	53.84	579

The above areas, which have been calculated from on-site measurements, have been calculated on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



LOCATION

Kirkcudbright, with a population of around 3,500, is an attractive harbour town located within the Stewartry district of the Dumfries & Galloway Council area. The town lies on the A711 around 27.0 miles southwest of Dumfries and also approximately 2.0 miles south of the A75 trunk road.

Kirkcudbright is established as Dumfries & Galloway's 'Artists Town' and has been visited by many of the country's leading artists since the late 19th century.

The property occupies a prominent town centre position, overlooking the Harbour Square, immediately opposite the main public car park.

RENT & LEASE TERMS

Rental offers around **£7,800 per annum** are invited.

The property is available by way of a new lease on an effective Full Repairing and Insuring (FRI) basis, for a flexible term incorporating a regular review pattern. Incentives may be available depending on the length of lease entered into.

There is a service charge payable. Full details will be provided to interested parties upon application.

SERVICES

Mains water, gas, electricity and drainage. The property benefits from a gas fired central heating system.

RATING ASSESSMENT

RV - £2,850. The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

PLANNING

The property is well suited to a variety of commercial uses. Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

VALUE ADDED TAX

Prospective tenants are advised to satisfy themselves independently as to the incidence of VAT in respect of this transaction.

LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the tenant will be responsible for LBTT, registration dues and VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: F 94
A copy of the EPC is available on request.



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

Shepherd Chartered Surveyors 18 Castle Street, Dumfries, DG1 1DR | 01387 264333
Fraser Carson | f.carson@shepherd.co.uk

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