



# Walker & Sharpe

Solicitors, Estate Agents & Notaries Public

37 George Street, Dumfries, DG1 1EB

Email : [property@walker-sharpe.co.uk](mailto:property@walker-sharpe.co.uk)

Tel : 01387 267222  
Fax : 01387 254775  
DX 580619  
Dumfries



## ***Retail Premises at 252 Spares, 32 Whitesands, Dumfries, DG1 2RR***

### ***Offers in the Region of £90,000***

*Attractive sandstone building in a prominent position on the Whitesands area of Dumfries. The property is close to the River Nith but has been kitted out with a custom built flood defence mechanisms put in place. Previously a restaurant the property has scope for upgrading and development.*

**EPC- G**

***Please telephone the Selling Agents on 01387 267222 to arrange a viewing.***



Member

## General Information

The premise is located in the Whitesands area of Dumfries and is within good distance of parking facilities. The property is close to the River Nith but the property has not been breached since 2015 as over the past 5 years different flood defence mechanisms have been put into place. Some of these mechanisms include three sump pumps at entrance locations with separate petrol driven systems which generate separate electric generator which backs up electric pumps if electricity is lost. Permanent flood door at one side and release door to front of the building.

The premise is currently run as a spare parts store. The shelving etc may be included in the sale subject to prospective purchasers' wishes. As this was once a restaurant/bar a change of use may be granted. (Potential purchasers' should contact Dumfries & Galloway Council) to satisfy themselves of the basic facts.

## Premises

Window. Fuses for building.

## Floor Areas

## Storage Area and Cellar

### Net internal Area

Ground Floor – 62.70sq.m. (675sq.ft)

First Floor – 62.49sq.m. (673sq.ft)

TOTAL – 125.19 sq.m (1348sq.ft)

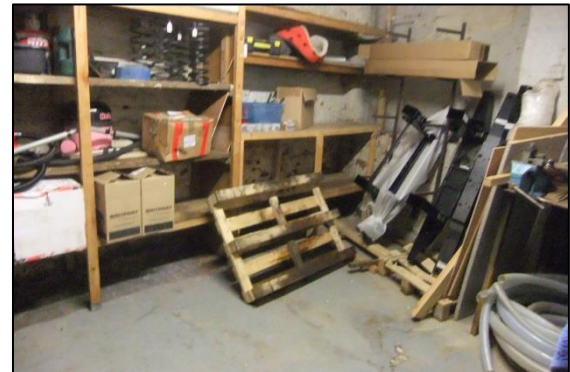
Gross Internal Area 155sq.m. (1,668sq.ft)

Outer door wit into small entrance porch with flood sump and metal holders for release flood gate. Inner door leading into main shop front.

## Shop Front



Four windows with display sills. Fireplace. Large counter which extends round into office space. Striplights and high level electric sockets. Passage through to Storage area and toilet. Steps down to storage area and passage to cellar. Door to side door and upstairs accommodation.



## Back Store



Storage Area and passage through to Cellar. The cellar is equipped with small kitchen area including sink. Power and light. Old barrel door to side.

## Side Porch

Outer door to side of property. Flood sump.

### Upstairs Landing

WC and wash hand basin.

### Upstairs



Large open area with fireplace. Seven windows in total to front and side. Hatch to roof space. Door to Toilet with wash hand basin. And steps up to Back Room which was previously kitchen.

### Back Room



Previously the kitchen in the premises this large room has windows. Flood pumps and piping.

### Services

The property has mains electricity, water and drainage. The telephone line may be taken over subject to British Telecom Regulations.

Rateable value - £3,975 per annum – (The property will qualify for 100% rates relief)

***Please note that it is the premises only for sale not the business.***

### Notes

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor.

Walker & Sharpe, as Selling Agents, have prepared these particulars with care. No warranty of any kind can be given that any items of electrical or mechanical equipment including, without prejudice to the foregoing generality, the central heating, drainage and electrical systems serving the property are in full working order.

The measurements, taken by sonic tape, are approximate and for guidance only. It is for prospective purchasers to investigate and satisfy themselves as to the basic facts before submitting an offer.