



POLLOCK & MCLEAN



Solicitors for you and your family
Website – www.pollockmclean.co.uk

**RETAIL UNIT,
87 COLLEGE STREET,
DUMFRIES, DG2 0AD**



Semi detached ground floor retail premises with great potential for a range of business uses situated within easy walking distance of the Town Centre.

Accommodation consists of: Sales Room, Workshop, Office, 2 Store Rooms, 2 WC's.

OFFERS IN THE REGION OF £40,000

GENERAL

ON STREET PARKING IS AVAILABLE IN THE IMMEDIATE VICINITY WITH A PUBLIC CAR PARK APPROXIMATELY 150 YARDS AWAY.

DIRECTIONS

SEE ATTACHED MAP

VIEWING

TELEPHONE THE SELLING AGENTS ON 01848 330207 FOR AN APPOINTMENT TO VIEW

THE ACCOMMODATION COMPRISES:-

Entrance

Metal roller door to entrance vestibule with tiled flooring. Door through to the sales room.

Sales Room

20' 1" X 19' 4" (At widest points)

L-shaped room with power points, strip lights and carpet.



Office

11' 5" X 6' 7" (At widest points)

Irregularly shaped room with glazed panel to the sales room. Double glazed frosted glass windows, power points and carpet.



To the side of the office with door from the main sales area is area with single glazed frosted glass window leading to WC.

Store Room 1

19' 3" X 8' 4" (At widest points)

Irregularly shaped room with raised single glazed frosted glass windows. Glazed panel to the main sales room. Strip light.



From the main salesroom double doors lead to workshop room.

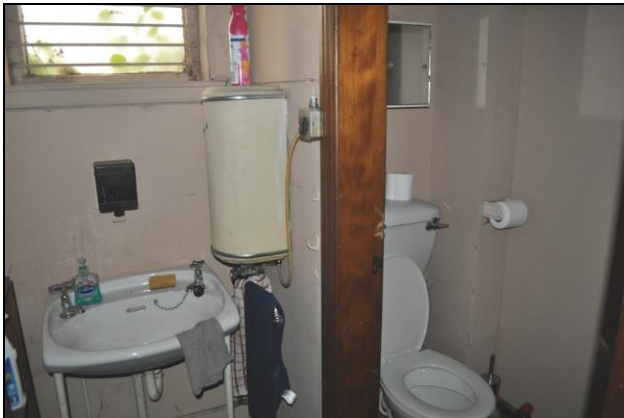
Workshop Room
20' 8" X 12' 7" (At widest points)

Irregularly shaped room with glazed panel through to the main sales room. Raised single glazed frosted glass windows to one side and raised double glazed windows to the other. Strip light, power points and carpet. Door to rear hallway.



Rear Hallway

Wash hand basin, single glazed frosted glass window and door through to WC. Door to rear store room.



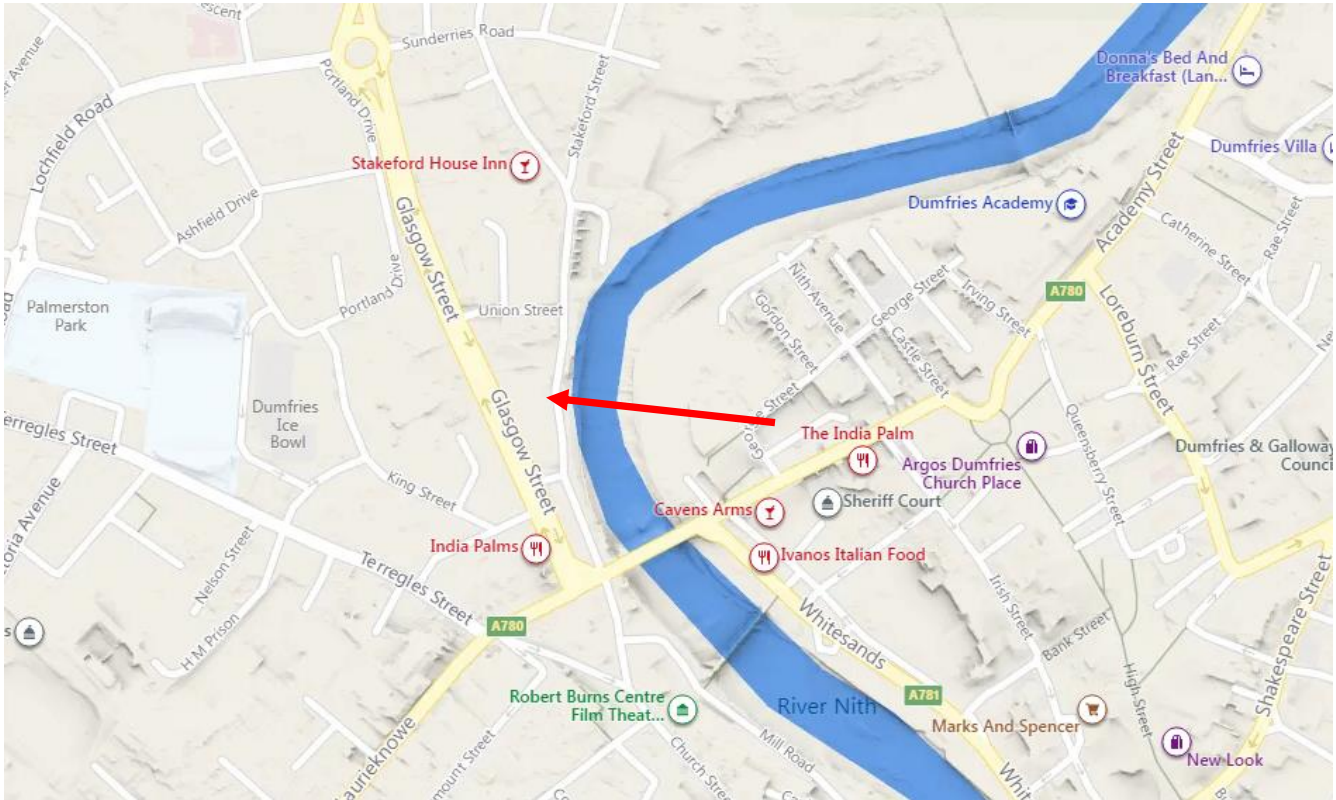
Store Room 2
6' 11" X 6' 9" (At widest points)

Irregularly shaped room with power points, raised single glazed frosted glass window.



Notes

1. Services: Mains water, electricity and drainage. Prospective purchasers are advised that the Selling Agents have not tested any of the services or any of the appliances to be included in the sale and accordingly prospective purchasers are advised to check the position for themselves prior to proceeding with an offer for the property.
2. A closing date for offers may be fixed and therefore it would be advisable for prospective purchasers to register their interest with the Selling Agents.
3. These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer.
4. Post Code DG2 0AD
EPC= G
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement



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DG1 2AH
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