



37 George Street, Dumfries, DG1
1EB

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104 Loreburn Street, Dumfries

0 Bedrooms | Offers over £85,000

Good-sized mid-terraced sandstone Category C Listed property which currently has office use and was recently vacated due to relocation. The property is across four floors and is situated in good location within easy distance of Town Centre and Dumfries Train Station for commuter links to Carlisle and Glasgow. The property offers excellent potential for development including residential conversion.

EPC- F

General Information

Situated in Dumfries & Galloway's largest Town with a population of 37,500 and this is southwest Scotland's main shopping and administrative centre. The town lies approximately 75 miles south of Glasgow and 34 miles northwest of Carlisle. Dumfries attracts trade from nearby towns and villages together with the surrounding rural hinterland. The premises is located on Loreburn Street with car park directly adjacent and the property lies within a mixed residential/commercial district. Nearby commercial properties include hotels, professional offices, salons, B&Bs, supermarkets, public leisure centre and a church.

Accommodation

Steps and ramp access leads to PVC front door with decorative double-glazed glass panel into Entrance Vestibule at ground level and with inner fire door with coded access door lock leading into Hallway.

Entrance Hallway

Central heating radiator. Door to Front Office and Disabled WC and Disabled access WC and Shower Room.

Front Office

12'1" x 7'2" measuring to the longest and widest points

3.68m x 2.19m

PVC double-glazed window with vertical blind. Telephone socket. Two double electric sockets. Office ceiling fluorescent panelled lighting.

WC and Shower Room

3'7" x 6'3"

1.12m x 1.92m

Accommodates disabled access. WC, wash hand basin with tiled splash back. Large shower cubicle with glass doors. Expelair.

From the Entrance Hallway a door leads into ground floor Hallway with stairs to Basement level and stairs to first floor level. Door leads to Office/Operations Room.

Office/Operations Room

13'3" x 16'

4.05m x 4.87m

PVC double-glazed window with display sill and vertical blinds. Central heating radiator. Seven double electric sockets and telephone sockets. Office inset ceiling fluorescent panelled lighting. Electric trunking. Fire door to Rear. Doorway into Tea/Coffee making facility.

Tea/Coffee Making Facility

3'5" x 3'5"

1.06m x 1.06m

Wall and floor unit. Space for small fridge. Small work surface area. Double electric socket.

Stairs from Ground Floor Hallway lead up to Second floor Landing with strip light, radiator, and single electric socket. Door to right leading into Small Entrance to Office/Training Room. To the left door with small entrance leading into Office/Conference Room.

Office/Training Room

16' x 12'1"

4.87m x 3.68m

Coat hanging area in entrance to office with central heating radiator. PVC double-glazed window with vertical blind. Six double electric sockets and telephone sockets. Cornicing. Deep built-in cupboard with shelving modern stainless steel

effect twist bar light fitting.

Office/Conference

16'3" x 13'2

4.96m x 4.02m

Coat hanging area in entrance to office with central heating radiator. PVC double-glazed window with wide display sill. Five double electric sockets and telephone sockets. Cornicing. Large built-in cupboard.

Spiral Stair from First Floor Landing lead up to Attic floor Landing with door to Good-sized storage room to the right and WC to left hand side of the stairwell.

WC

6'7" x 13'4"

2.04m x 4.08m

WC, Armitage Shanks wash hand basin with tiled splash back and Howden hot water immersion. Ceiling roof inspection hatch. Door to eaves storage area. PVC double-glazed patterned glass window.

Spiral Stair from Ground Floor Landing lead down to Basement floor. Fire door to right hand side leads into corridor with door to Basement Office and leads to fire escape door. The corridor also houses fuses and meters. A fire door to the left of the stairwell leads to a small corridor with door to Kitchen and Door to WC.

Basement Office

10'9" x 10'9"

3.32m x 3.32

Central heating radiator. PVC double-glazed window with wide display sill and roller blind. Four double electric sockets and telephone sockets. Office ceiling fluorescent panelled lighting.

Kitchen

12'1" x 10'8"

3.68m x 3.29m

Sash and case window. Central heating radiator. Stainless steel sink in unit with single drainer. Panelled walls. Alpha central heating boiler and central heating programmer/controls. Strip light.

Basement WC

3'4" x 7'9"

1.03m x 2.40m

WC, wash hand basin with tiled splash back. Central heating radiator. PVC double-glazed window with privacy screen.

Outside

At the rear of the property there is a small metal bridge over a courtyard which leads to fenced garden area.

To the front steps lead down to basement level for access.

Floor Areas

Net internal Area

Basement Floor - 22.55sq m (243sq. ft)

Ground Floor - 27.27sq.m. (294sq.ft)

First Floor - 36.49 sq.m. (393sq.ft)

Attic Floor - 8.22 sq m (88sq. ft)

TOTAL - 94.53 sq.m (1,018sq.ft)

Services

The property is connected to mains supplies of water, gas and electricity. Drainage is assumed to be into the public sewer.

Planning Information

The property currently comprises office accommodation. Alternatively, there is scope for the property to be converted back into residential conversion into a single dwelling or multiple flats. Interested parties are advised to make their own enquiries direct with Dumfries & Galloway Council regards change of use.

Value Added Tax

We are verbally advised that the property is not VAT elected.

Rating Assessment

RV - £5,650.

The property therefore currently qualifies for 100% rates relief.

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.





Floor Plans

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