



The Scooter Shop 16-18 Friars Vennel Dumfries DG1 2RL
| Offers over £50,000

PROPERTY DESCRIPTION

Commercial premises for sale but can be purchased as a going concern. Set on three floors with a town centre location makes it ideal for passing trade.

Accommodation

Front Shop; Back Shop; Kitchen; 2 Offices; WC; Shower room;

Viewing

Contact the Selling Agents on (01387) 266250

KEY FEATURES

- Town Centre Location
- Going Concern

GGM&W

The property is currently a scooter sales and repair shop. It can be sold as a commercial unit or can be purchased with a view to continuing with its current use. Accommodation details:- Timber and glazed entrance door to:-

FRONT SHOP

5.06m (at widest) x 11.84m

Glazed windows to front; electric frontage shutters; counter; stairs to upper floors; open plan to back workshop; concrete floor;

BACK SHOP

4.80m x 4.40m

Concrete floor;

WC

1.94m x 1.11m

WC; washbasin; extractor fan; tiled floor;

First floor:-

KITCHEN

3.34m x 3.21m (including staircase)

Fitted base and wall units; single stainless steel sink; electric hob and oven; electric wall mounted heater; vinyl flooring;

OFFICE

4.58m x 3.27m

Front facing windows; electric wall mounted heater; part carpet part laminate flooring; Top floor :-

TOP ROOM

4.27m x 2.61m

Velux windows; coombed ceiling; shower cubicle; vinyl flooring;

NOTES

The Rateable Value is £5,050 Energy Performance Certificate Rating F

SERVICES

Mains water, drainage, electricity and gas. The telephone line may be taken over subject to telephone company regulations

ENTRY

Early entry available

CLOSING DATE

Prospective purchasers should note that only parties who have noted interest through their solicitor will be notified should a closing date be fixed. The Seller, however, reserves the right to sell the property without setting a closing date.

OFFERS

Should be submitted in Scottish Form to:-

Messrs. Grieve, Grierson, Moodie & Walker,

Solicitors,

14 Castle Street,

Dumfries,

DG1 1DR

Tel : (01387) 266250

Fax : (01387) 257950

www.ggmw.co.uk

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