



# To Let

Office/Commercial Unit

£3000 Per Annum

Dumfries Station,  
Dumfries  
DG1 1NF

**290,000+**  
ANNUAL STATION FOOTFALL\*

#### Description:

The available property comprises a single office / commercial unit prominently located on Platform 2 of the station. The unit benefits from a metered power supply and is alarmed. Water and drainage is not currently available.

#### Location:

Dumfries railway station serves the town of Dumfries in Dumfries and Galloway. It is located on the Glasgow South Western Line. Historic Scotland have designated the station and separately the adjacent station hotel as Category B listed buildings.

*\*The latest figures available from the Office of Rail and Road (ORR) record passenger entries and exits of 290,000 for 2022/23.*

**Property:**

The premises comprise a single office / commercial unit located on Platform 2 of the station. The unit has its own dedicated access and benefits from electric heaters & laminate flooring.

**Unit size:**

Ground Floor: 37.74 sq. m. / 406 sq. ft.

**Rates, services and insurance:**

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning.

Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

**Rent:**

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

**Costs:**

The incoming occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.



**For further details relating to this opportunity, please contact:**

**[stationspaces@scotrail.co.uk](mailto:stationspaces@scotrail.co.uk)**

ScotRail Trains Limited, a company registered in Scotland with company number SC328826 and as lessor of this property gives notice that: (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.