



92 Irish Street, Dumfries, DG1 2PF

Imposing early Victorian building impressively situated on a corner site with Irish Street and Bank Street in an excellent trading position close to Dumfries Town Centre. Currently used as office premises, this building provides spacious accommodation for continued uses as an office or an excellent opportunity for conversion. The premises are available for sale or let.

ACCOMMODATION:

Accommodation is provided over four floors with the main entrance at ground level on Irish Street and second entrance on Bank Street. The building comprises a large basement with storage rooms, first and second floor office and reception accommodation and attic rooms suitable for offices on the fourth floor. Shared central Courtyard to rear.

GUIDE PRICE: OFFERS OVER £210,000. LETTING PRICE ON APPLICATION.

REF: FB23074

Property Overview

92 Irish Street is a large early Victorian building situated in an excellent corner location within the central area of Dumfries. It sits on the corner of Irish Street and Bank Street with an impressive outlook over the River Nith and surrounding area. Number 92 was designed by the famous Local Architect Walter Newall who also designed other impressive structures such as Moat Brae House. The building is a Category B listed property and retains many of the original ornate features pertinent to the architecture of the era. Good access to the Bus Station and Railway Station. There is on street parking available immediately outside the property and there are large long stay and short stay car parks close by. The property has been used as an Office building for a considerable number of years. It provides excellent accommodation for continued use as Office premises or alternatively has potential for conversion into other uses. It provides a good investment possibility in a desirable location within central Dumfries.



Accommodation

Ground Floor

The main entrance to the property is from Irish Street. There is a large entrance vestibule leading through to a Hall and Stairway. There is an entrance to the Basement. The Stairway leads to first floor accommodation meeting an open hallway at the top of the stairs.

First Floor

The first floor is split between Reception rooms and Office accommodation. It presently comprises a waiting room, 3 WCs, a Reception room (inclusive of a secured safe), storage room, Six Office/meeting rooms, large fire-proof vault. All Office rooms benefit from their own heating, power points, telephone points and network connections. Three of the Office rooms, the Reception and main Hallway have ornate original features. There are two stairways to access the second floor, the second stairway also gives access to Bank Street and the shared Courtyard.

Second Floor

The second floor provides another level of ample Office accommodation. Currently the space is utilised as six Secretarial office rooms, a Library, refreshments room and kitchen area, 2 WC's and a fire-proof vault. Again many of the rooms benefit from original features but have been upgraded to serve as a working office. The refreshment room has been recently refurbished. The Library room has floor to ceiling shelving on two walls which are included in the sale. There is a stairwell giving access to the attic rooms.

Attic

The attic floor provides two further rooms and one storage room. They provide excellent additional storage space or alternative additional Office accommodation.

Basement

Access to the basement is gained from the ground floor entrance hall. It currently provides excellent storage space in three individual rooms. It also houses the boiler and central heating system.

First Floor	1763 sq ft	
Second Floor	1835 sq ft	
Attic	118 sq ft	

Services

The property is connected to mains supply of water, electricity and drainage and has gas central heating.

Viewing

Is by telephoning the selling agents, Messrs. Primrose and Gordon Solicitors and estate Agents, Dumfries on 01387 267316

Planning

The building is a Category B listed property. There may be potential for conversion to residential use subject to obtaining planning permission for change of use and obtaining any other relevant consents.

Rateable Value

The subjects have a rateable value of £15,700

Entry

By arrangement.

Offers

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest with the Selling Agents, Messrs. Primrose & Gordon, so as to be notified of any Closing Date that may be fixed for offers.

Disclaimer

The Property Misdescriptions Act 1991

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.