



**TAKE AWAY SHOP - 8 ACADEMY STREET, DUMFRIES, DG1 1BY**

**RENT: £120 PER WEEK**

**EPC: D**

**Primrose & Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**

### TO LET—SHOP PREMISES

8 Academy Street, Dumfries, DG1 1EY, (formerly Rico's Tuck Shop) is now available to let. These premises occupy a prime retail location on the edge of Dumfries town centre, situated between Dumfries Academy and Burns sculpture with regular foot-fall.

The premises which are offered to Let on a FRI (Full Repairing and Insuring) basis comprise:- front shop retail area (4.06m x 3.71m approx.) with space for display counter/servery, refrigeration and shelving, tiled floor, part RESPATEX walls.

Viewings are strictly by appointment only be telephoning the selling agents on 01387 267316.

#### Front Shop Retail Area: 4.06m x 3.71m





### TO LET—SHOP PREMISES

Rear kitchen/store (2.78m x 3.65m approx) tiled terracotta flooring. Built in shelving/food preparation area, wash-hand basin, extractor fan unit.



Rear Yard. There is a shared yard to the rear of the shop premises, used as a bin store. There is also a external WC located to the rear.

### SERVICES

Mains water, gas, electricity and drainage.

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

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.