



170 St Michael Street, Dumfries, DG1 2PR

£500 PCM

  
**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

T: 01387 257 272 | E: [web@braidwoods.com](mailto:web@braidwoods.com)  
[www.braidwoods.com](http://www.braidwoods.com)

## A commercial property located on a busy street of Dumfries

This commercial property is located on a busy street in Dumfries town centre allowing passing trade, parking and local bus routes. The property was previously used as an office space, but would be ideal for Beauticians, Hair dressers/Barbers and small convenience store or News agents. Subject to consents.

### ACCOMMODATION

Entrance, Room 1, Kitchen, W.C.

### ROOM 1 (15'1" X 13'5" OR 4.61M X 4.12M)

Large window looking onto street. Ceiling strip lights. Electric heater. Fitted carpet.

### KITCHEN (10'2" X 13'6" OR 3.13M X 4.16M)

Fitted base and wall units. Ceiling strip light. Stainless steel sink and drainer. Laminate flooring. Electric heater.

### BACK HALL

Window to the rear. Ceiling light. Access to loft space. Fuse box and meters.

### W.C. (4'8" X 5'8" OR 1.48M X 1.79M)

Opaque window to the rear. Ceiling light. W.C. Wash hand basin. Wall heater. Laminate flooring.

Rent - £500

EPC Band G

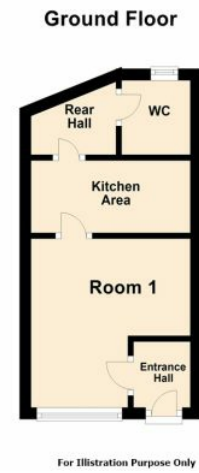
Entry - Available Now

Viewing - Contact Braidwoods Solicitors on (01387) 257272



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2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential tenant should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for rent or of what is included in the rental.





# BRAIDWOODS

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