

# TO LET

## ATTRACTIVE SHOP UNIT IN BUSY TOURIST LOCATION

**Gunn**  
PROPERTY CONSULTANTS

**HIGH STREET / MARKET PLACE  
MOFFAT DG10 9DL**



### LOCATION

Moffat is an affluent tourist town in Dumfries & Galloway, Southwest Scotland. The town has a population of 2,500 and lies on the A701, which is promoted as a scenic route to Edinburgh, around 53 miles to the northeast. The main regional town of Dumfries is around 21 miles due south.

The subjects are located on the east side of High Street between its junction of Dixon Street and Well Street within the prime retailing pitch.

Nearby retailers include Moffat Toffee, Barnardos, and a number of local traders, see plan.

### DESCRIPTION

The subjects comprise the ground and first floor sales together with ancillary storage within a single storey stone building under a pitched and slated roof to the front with a two-storey extension to the rear.

### ACCOMMODATION

Gross Frontage	31' 5"	9.58 sq m
Ground Floor	1,366 sq ft	126.95 sq m
Upper Ground Floor Sales	893 sq ft	82.99 sq m
Ground Floor Storage	490 sq ft	45.54 sq m
Total	2,749 sq ft	255.48 sq m

### LEASE

The subjects are offered to let on full repairing and insuring terms.

### RENT

Rental offers in excess of £20,000 per annum are invited.

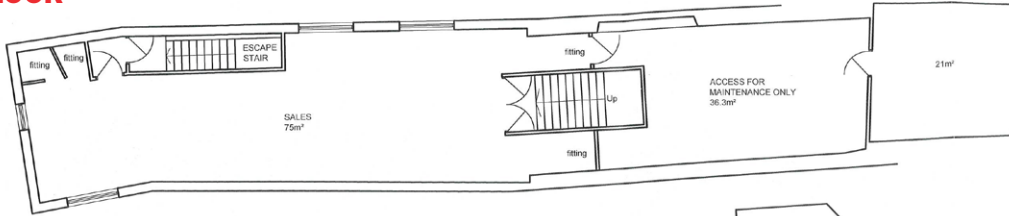
### RATEABLE VALUE

The subjects have a rateable value of £18,000. The current rate poundage is 49.8p.

**0141 221 3500**

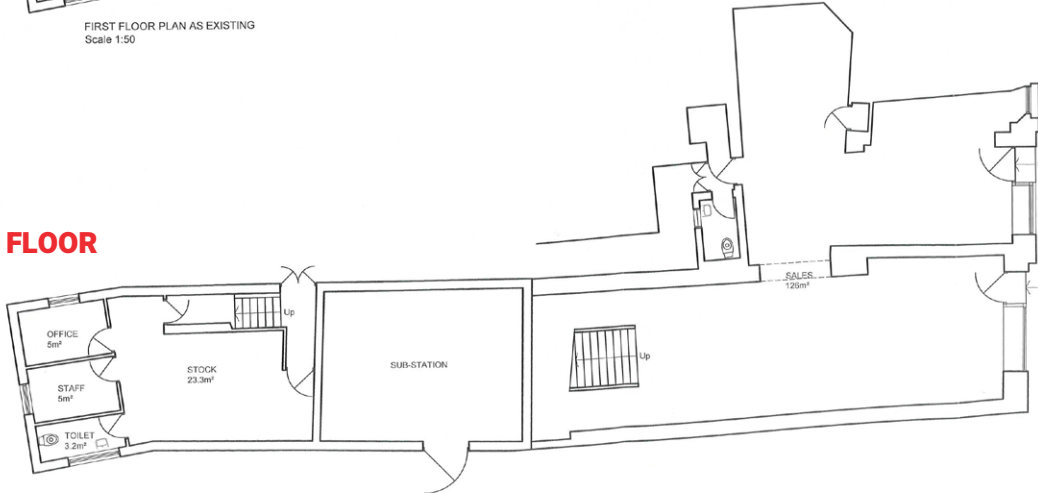
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**FIRST FLOOR**



FIRST FLOOR PLAN AS EXISTING  
Scale 1:50

**GROUND FLOOR**



MOFFAT GARDEN CENTRE
MOFFAT TOWN HALL

ANNANDALE ARMS HOTEL
PERFECT FOR PETS
GRIEVES NEWSAGENT
PACITTIE'S CAFE
WILDFLOWER DESIGNS
ICE CREAM SHOP

<b>CHURCH STREET</b>
BANK OF SCOTLAND
R. LITTLE BAKERS
BARNARDOS

<b>RAE STREET</b>
BUCCLEUGH HOTEL
COACHMAN BAR
PAST TIME

**HIGH STREET**

WISE OWL NURSERY
HUGOS
RUMBLIN TUMBLIN CAFE
COLIN PICKEN EYECARE
CAMPBELLS CONFECTIONS
BALMORAL HOTEL

<b>DICKSON STREET</b>
TO BE MANSE INTERIORS
HERRINGTON CHEMIST
BONNINGTON HOTEL
MOFFAT TOFFEE SGOP
PATTERSONS
WALLACE BUTCHERS

<b>WELL STREET</b>
PREMIER
STAR HOTEL
WALLPAPER & PAINT

**LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for any Stamp Duty, Land Tax and Registration Dues.

**EPC**

The EPC rating of this property is C.

**VAT**

All prices, rents, premiums, etc., are quoted exclusive of VAT.

**ENTRY**

Available from 9th May 2026.

**VIEWING**

Via the sole agent:



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**gunnproperty.co.uk**