



**Bright Spacious Hair & Beauty Salon To Rent Ref. 2803**  
**19-20 Galloway Street, Dumfries, DG2 7TL**

**This is a great opportunity to lease a spacious highly visible main road double fronted salon in the centre of Dumfries.**

**Recently fully refurbished and fully fitted ready for business.**

**Two back washes and 4 styling stations.**

**Spacious 57m<sup>2</sup> (615sqft) premises comprising bright front shop, spacious store with kitchen area and staff toilet. Space to create 1 or 2 beauty treatment rooms if required.**

**Rental offers in the region of £800 per month sought.  
New 5 or 10 year lease available.**

**VIEWING IS HIGHLY RECOMMENDED**

**However is strictly by appointment through The Business Sales Agency.  
No approach may be made directly to the property nor should enquiries be made of any staff at the premises.**

**0333 6000 888**

[www.businesssalesagency.com](http://www.businesssalesagency.com)

**The Business Sales Agency, 38 Queen Street, Glasgow, G1 3DX**



**Bright Spacious Salon To Rent**  
**19-20 Galloway St, Dumfries, DG2 7TL**  
**Ref. 2803**

**Premises:**

The property comprises a bright open plan double fronted salon unit recently refurbished and fully fitted ready for use.

New electric heating system and pressurised hot water cylinder.

This is a highly visible main road location in the town centre. Adjacent to free car park. The premises extend to 57m<sup>2</sup> (615sqft).

Internally, the property has recently been refurbished with new flooring, electrics, lighting and decoration.

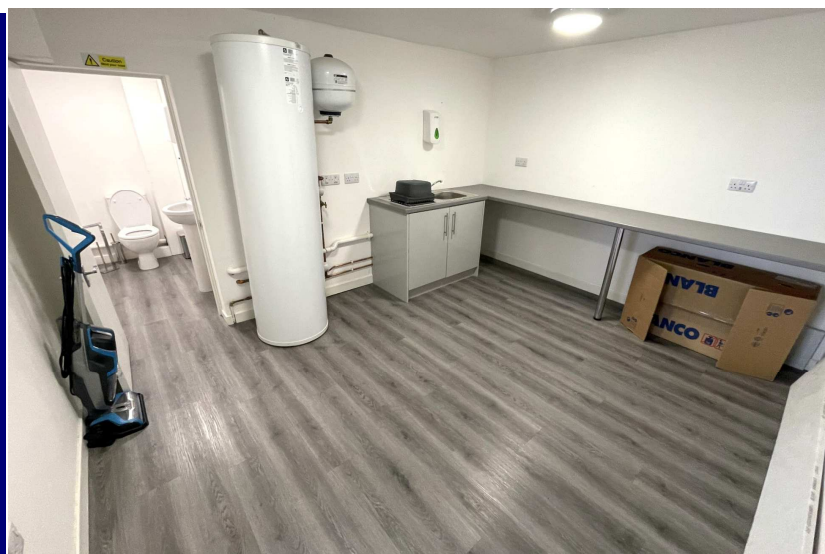
The salon fixtures are of a high quality and includes two back washes, 4 styling stations, reception desk together with fitted worktops and storage units.

There is room within the property to create one or two beauty treatment rooms if desired.

**Tenure:**

Leasehold. Rental offers of around £800 per month are sought. There is no VAT payable on the rent. New long lease available.

Rateable value only £4,600 so qualifies for 100% rates relief.



**Agents Notes: These particulars are for the general guidance of interested purchasers and lessees and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.**