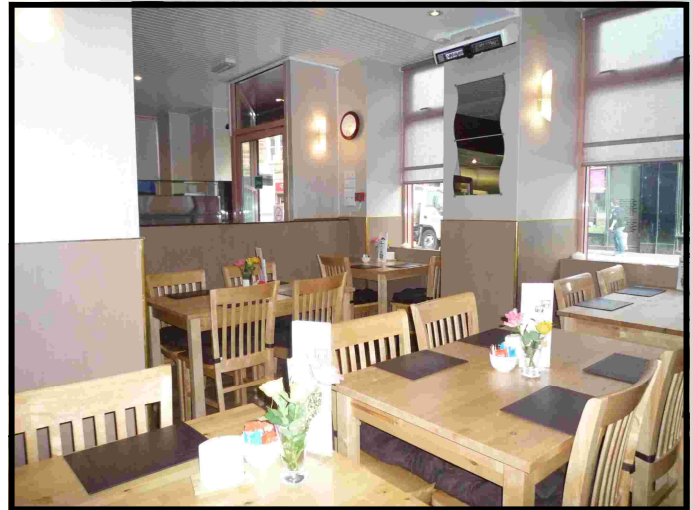


FOR SALE

Doonhamer Bistro, Dumfries, DG1 1DF



DUMFRIES MORTGAGE & PROPERTY SHOP

9 English Street, Dumfries, DG1 2BU

Tel: 01387 249304

Fax: 0871 750 2698

E-Mail: dmps@btconnect.com

► Description

An established restaurant business in the heart of Dumfries. Currently operates with fifty covers. Open plan kitchen, toilet facilities, storage rooms and office on lower floor. Excellent trading position.

► Services

Water gas and electricity. Telephone. Electric heating throughout.

► Local Authority

Rateable value £11,350 per annum

► Viewing

By appointment only, contact Dumfries Mortgage & Property Shop on 01387 249304

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£275,000**



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ACCOMODATION

- ▶ Entry to the restaurant is through a modern door to the Church Crescent entrance which also benefits from a fitted security shutter. Church Crescent forms part of the main town centre traffic circulation system, prominently placing it for both local and passing trade. Nearby there is time restricted parking and public parking.

- ▶ **THE RESTAURANT AND KITCHEN (65m sq)**

The restaurant and kitchen are situated on the ground floor of the building and accommodates around 50 covers. With a laminate floor finish and bright contemporary decoration the restaurant provides a stylish and welcoming venue. Furnished with matching pine tables and chairs, the restaurant area also benefits from three quarter height double glazed windows which provides excellent natural daylight. Artificial lighting is by a mixture of fluorescent strip and pendant fittings, dependant on location.

- ▶ **OPEN PLAN KITCHEN**

Kitchen fittings are modern commercial style stainless steel finish with matching splashbacks (part tiled) and sinks. The kitchen is fully equipped with all cooking equipment required in a busy, modern professional unit.

- ▶ **BASEMENT OFFICES/STORE ROOMS/TOILETS (53.5m sq)**

The storage rooms and offices are situated on the basement floor providing excellent secondary accommodation for staff and storage purposes.

- ▶ **TOILET FACILITIES**

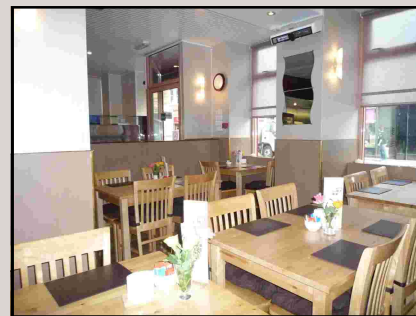
The toilet facilities have recently been refurbished and are located at basement level. Both male and female toilets have typical semi-modern style white finish, low level cistern WCs and wash hand basins. Hot water is provided by electrical immersion heater in modern mains pressure tank.

- ▶ **SERVICES**

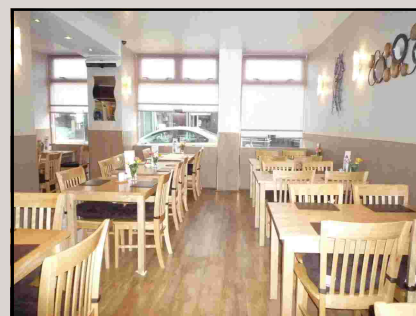
The restaurant has mains supply of electric and water with mains connection to the sewage system. There is limited background space heating by high level electric fan assisted convector heaters.

- ▶ **VIEWING**

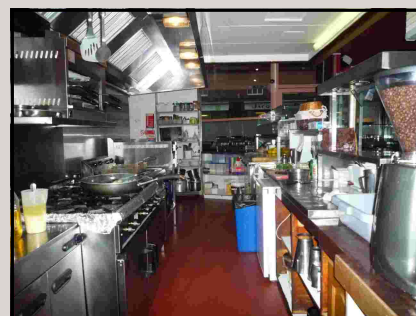
Strictly by appointment only. Please contact Dumfries Mortgage & Property Shop on 01387 249304 for further details.



Seating Area



Seating Area



Kitchen



Store Room

DUMFRIES MORTGAGE AND PROPERTY SHOP & D.M.P.S. FINANCIAL SERVICES

Dumfries Mortgage & Property Shop are independent mortgage brokers. If you are currently looking to move home or if you are a first time buyer, we can help find the right mortgage for you. Being independent means that we can arrange mortgages through ANY mortgage provider, meaning that you can be sure you are getting the best and most suitable deal available to meet your needs.

We also arrange life assurance, critical illness cover, permanent health insurance, buildings and contents insurance and unemployment cover.

We provide expert, independent financial advice through our trading name, D.M.P.S. Financial Services.

This includes advice on savings, investments, pensions and general financial planning. As part of our service we can provide annual financial reviews to ensure your finances remain on track. For advice or information on any financial matter, please contact us on 01387 249304.



Measurements

Room measurements are generally stated as maximum. Prospective buyers should note that some rooms may not be uniform in shape. If there is any doubt please contact Dumfries Mortgage & Property Shop.

PMA

The Property Misdescriptions Act 1991 is a safeguard to purchasers. These particulars are prepared by us on information supplied to us by our client. We have not tested the electrical or other appliances that may be within the property. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact Dumfries Mortgage & Property Shop.

Note

In compliance with the Writing Act (Scotland), these particulars do not constitute an offer or comprise any part of an offer.

Offers

All offers in proper Scottish Legal form should be submitted to Dumfries Mortgage & Property Shop, 9 English Street, Dumfries, DG1 2BU. A closing date for offers maybe set, and therefore it is advisable for prospective purchasers to register their interest with Dumfries Mortgage & Property Shop.



DUMFRIES MORTGAGE & PROPERTY SHOP

9 English Street, Dumfries, DG1 2BU

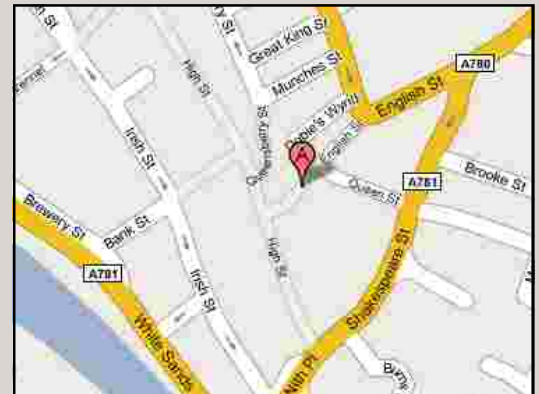
Tel: 01387 249304

Fax: 0871 750 2698

E-Mail: dmps@btconnect.com

HOW TO FIND US

Our office is situated at 9 English Street, which is just off the main Dumfries pedestrian centre. We are a two minute walk away from the free car park on Brooms Road.



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Opening Hours

Monday:	9am to 5.30pm
Tuesday:	9am to 5.30pm
Wednesday:	9am to 5.30pm
Thursday:	9am to 5.30pm
Friday:	9am to 5.30pm
Saturday:	By Appointment Only
Sunday:	Closed

Tel: (01387) 249304
E-Mail: dmps@btconnect.com