

# Property Estates and Programmes

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## FOR SALE - Town Centre Property Former Local Authority Office Accommodation

81 – 85 Irish Street, Dumfries DG1 2PQ

GIA - 678 sqm (7298 sqft)

Offers over £202,500 are invited.

Dumfries is the principal shopping and administrative centre of Dumfries & Galloway and has a residential population in the order of circa 37,500.

### Viewing and contact information:

Nik Lane – 01387 273833  
[Nik.lane@dumgal.gov.uk](mailto:Nik.lane@dumgal.gov.uk)

Andrew Maxwell – 01387 273832  
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Anna Wyllie – 01387 273833  
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[www.dumfriesandgalloway.gov.uk/council-property-sale-let](http://www.dumfriesandgalloway.gov.uk/council-property-sale-let)

Property, Estates & Programmes  
Dumfries and Galloway Council  
Cargen Tower  
Garroch Business Park  
Garroch Loaning  
Dumfries  
DG2 8PN

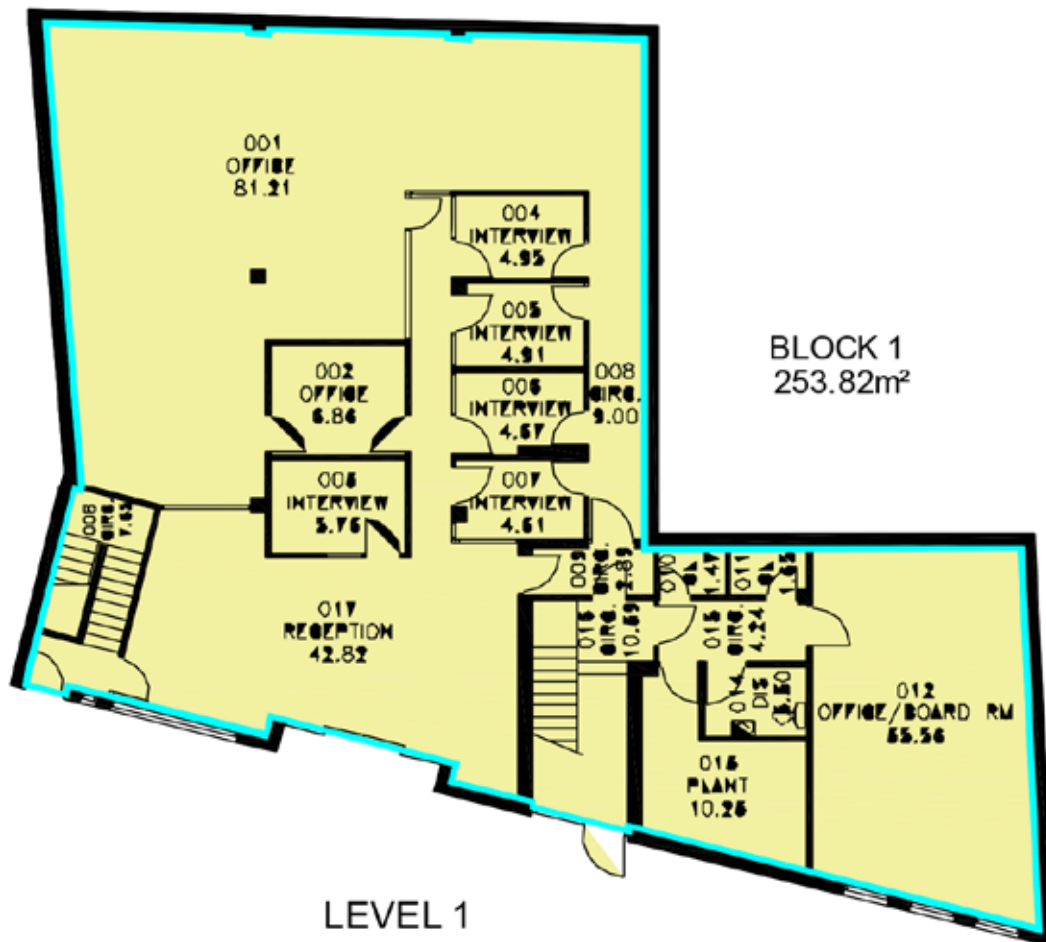


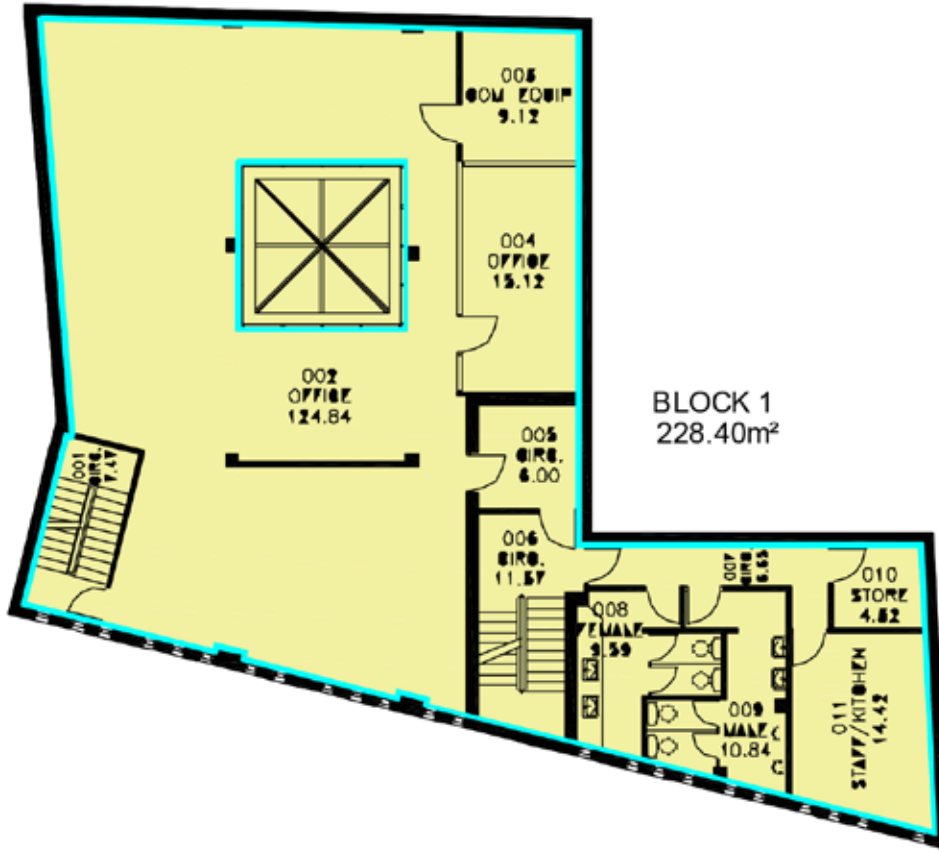
## Location:

81 – 85 Irish Street, Dumfries is located close to the Dumfries Town Centre and all local amenities and within walking distance of the Dumfries Railway Station with routes to the north and south. Access to Carlisle via A75 / M74 / M6 (34 miles).

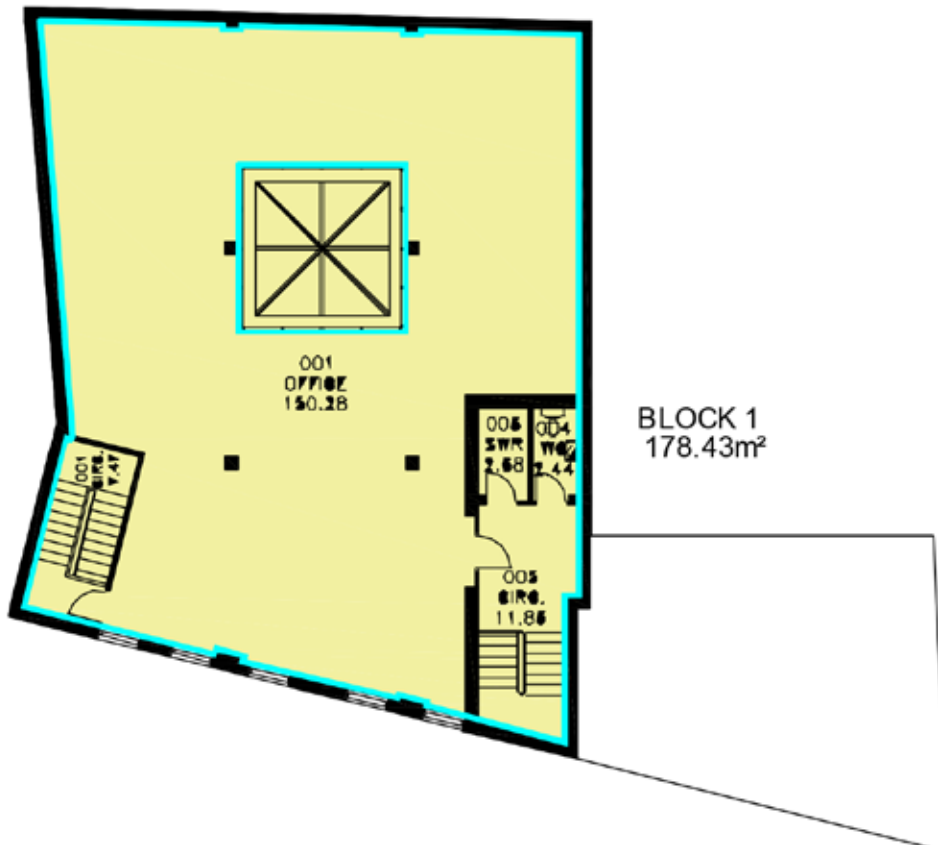
[81 Irish St - Google Maps](#)

## Accommodation:

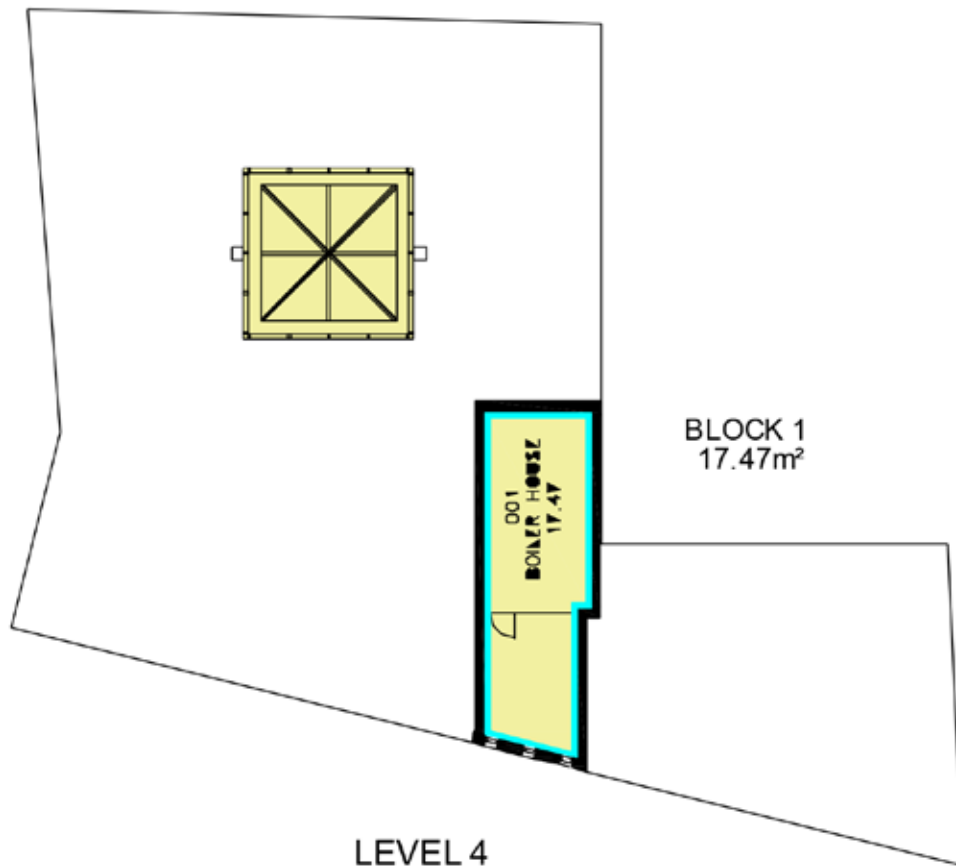




LEVEL 2



LEVEL 3



## Services:

The existing property is connected to mains electricity, gas and water and drainage is to the public sewer.  
Rateable Value for existing use at 1st April 2023 - £34,600

## Due Diligence:

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 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 purchaser should satisfy themselves 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 sale or of what is included in the sale.

## Offers:

Prospective purchasers are advised to note their interest in this property with Property, Estates & Programmes, preferably through tier Solicitor, in order to be advised of a set closing date. On the closing date offers must be submitted in writing in a sealed envelope clearly marked – "Offer for 81 – 85 Irish Street, Dumfries, DG1 2PQ".

All offers should be sent to:

Legal Services – FAO Supervisory Solicitor, Conveyancing, Council Headquarters, English Street, Dumfries, DG1 2DD;  
or emailed to [propertyoffers@dumgal.gov.uk](mailto:propertyoffers@dumgal.gov.uk)

The Council is not bound to accept the highest offer received and late offers will not be considered





**Dumfries and Galloway Council give notice that:**

1. The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, areas, photographs and reference to condition, necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Where dimensions are shown, these are approximate only.
3. Included systems and appliances are un-tested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.
4. Neither these particulars nor any communications by Dumfries and Galloway Council relative to the sale of this property or any part thereof shall be binding upon the Sellers (whether acted on or otherwise) unless the same is incorporated within a written document signed by the Sellers or on their behalf and are tested in conformity with Section 3 of the Requirements of Writing (Scotland) Act 1995 or granted in pursuance of any such document.

Sale particulars updated 15 December 2025