

TO LET (MAY SELL)

Warehouse / Workshop

Main Road, Locharbriggs, Dumfries, DG1 3NX

- Purpose-Built Distribution Warehouse
- Six HGV Loading Docks
- Rear Roller Door with Ramped Access
- Secure Yard / Parking
- Suited to Various Uses
- Established Business Location
- Short Distance from A75
- M74 Easily Accessible Via A701
- Flexible Lease Terms
- Purchase Offers Invited
- Qualifies for 25% Rates Relief
- AVAILABLE FROM OCTOBER 2019



VIEWING & FURTHER INFORMATION:

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LOCATION

DUMFRIES, with a population of around 37,500, is the largest town in Dumfries and Galloway and is south west Scotland's main shopping and administrative centre. The town lies approximately 75 miles south of Glasgow and 34 miles northwest of Carlisle, occupying a strategic location at the intersection of the A75, A76 and A701 trunk roads. The A709 provides the shortest link to the A74(M) motorway at Lockerbie, which is some 12 miles distant. Dumfries attracts trade from nearby towns and villages, together with the surrounding rural hinterland.

The property is located within an established business district forming part of the Locharbriggs suburb and fronts the A701, providing good road links to the A75 and A74(M). This location is around 3.0 miles to the north east of Dumfries town centre.

The property is also within close proximity to Heathhall Industrial Estate, which is the main out-of-town trading estate serving Dumfries.

Nearby occupiers include Curries Solutions, Arnold Clark, Covetrus UK, Toyota, Towergate Insurance, and Nithsdale Veterinary Practice.

DESCRIPTION

The subjects comprise a detached purpose-built distribution warehouse of steel portal frame construction with concrete block / facing brick infills and insulated profile metal sheet cladding. Translucent panels have been incorporated within the roof to allow for natural daylighting internally.

Given its initial use as a distribution warehouse the floor of the building is raised up from ground level, resulting in an internal eaves height of around 3.24m (10ft 7ins).

The property has six loading docks to the front elevation, covered by a small canopy projection. The loading area in front of the property has a concrete surface.

An additional vehicular access door is installed within the rear elevation, measuring 2.74m (8ft 11ins) wide by 3.01m (9ft 10ins) high. Access to this door is provided by a concrete ramp via the hardcore surfaced secure parking / yard area located at the rear of the property.

Access to the property from the public road is over a shared drive which also serves the other adjacent commercial properties.

ACCOMMODATION

- Warehouse / Workshop Space
- Offices
- Training / Meeting Room
- Kitchen & Staff Room
- Staff Toilets
- Store
- External Cabin Office (Available by Separate Negotiation)

FLOOR AREA

We calculate that the gross internal floor area extends to 617.45m² (6,646ft²) or thereby.

SERVICES

The property is understood to be connected to mains supplies of water and electricity. Drainage is to a private septic tank.

PRICE, RENT & LEASE TERMS

Rental offers around £25,000 per annum exclusive are invited.

The property is available by way of a new lease on a Full Repairing and Insuring (FRI) basis, for a flexible term incorporating a regular review pattern.

Purchase offers are invited.

RATING ASSESSMENT

RV - £17,000

The property therefore qualifies for 25% rates relief under the 'Small Business Bonus Scheme'.

PLANNING

The unit offers scope for a variety of uses. Interested parties are advised to make their own enquiries direct with Dumfries and Galloway Council - 01387 260199.

LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the tenant/purchaser will be responsible for LBTT, registration dues and VAT where applicable.

VALUE ADDED TAX

We are verbally advised that the property is not VAT elected.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

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