

TO LET

Workshop / Warehouse

Located in established industrial
estate

Large workshop & office
accommodation

GIA: 444.63 sq.m. (4,786 sq.ft.)

Adjacent to A709

Suited to a variety of commercial
uses (STC)

£18,000 + VAT per annum



WHAT 3 WORDS



DARGAVEL STORES, LOCKERBIE ROAD, DUMFRIES, DG1 3PG

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Location

DARGAVEL STORES, LOCKERBIE ROAD,
DUMFRIES, DG1 3PG



The property is set within Dargavel Stores, adjacent to the A709 and within proximity to the A75 trunk road.

Dumfries, with a population of around 33,000 is the largest town in Dumfries & Galloway as is therefore southwest 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, although the A75 and A701 offer alternative routes dependant on the direction of travel, with junctions at Gretna and Beattock respectively.

The A75 also provides a link to the Northern Irish ferry ports at Cairnryan.

The unit is located within Dargavel Stores, with surrounding occupiers including Johnston Tractors, McDougall Commercials, J&J Currie and Carrs Billington.

The estate is accessed from the A709, which connects Lockerbie with Dumfries.

The A75 lies around 1.1 miles from the estate, via the A709, with Dumfries town centre approximately 3.5 miles to the southwest.

Versatile workshop / warehouse premises in established industrial estate



FIND ON GOOGLE MAPS



Description

DARGAVEL STORES, LOCKERBIE ROAD,
DUMFRIES, DG1 3PG



The subjects comprise a mid-terrace industrial unit with a large workshop, office accommodation and five dedicated parking space.

The main building is of steel portal frame construction, with corrugated metal walls externally and concrete block and brick infill walls internally. The roof cladding has been insulated internally. The internal eaves height is 5.33m (17ft 5ins) or thereby.

Vehicle access is provided by two metal roller shutter doors, measuring approximately 4.84m (15ft 10ins) high by 3.89m (12ft 9ins) wide. A pedestrian door provides direct access into the reception / office accommodation.

Additional accommodation includes three offices, reception, five stores, kitchen & kitchenette and two toilets.

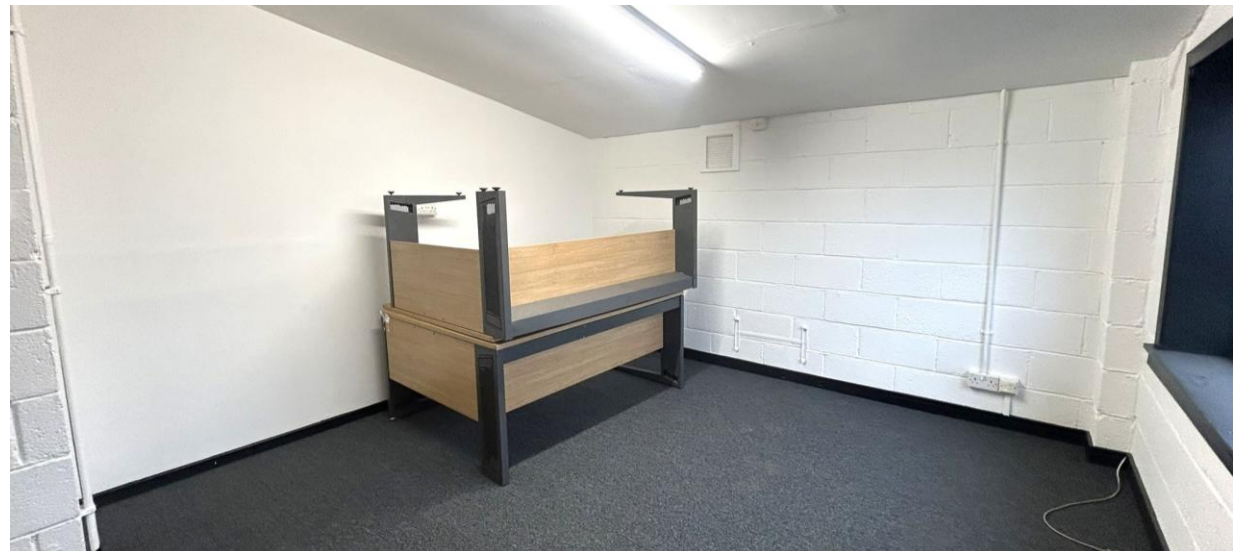
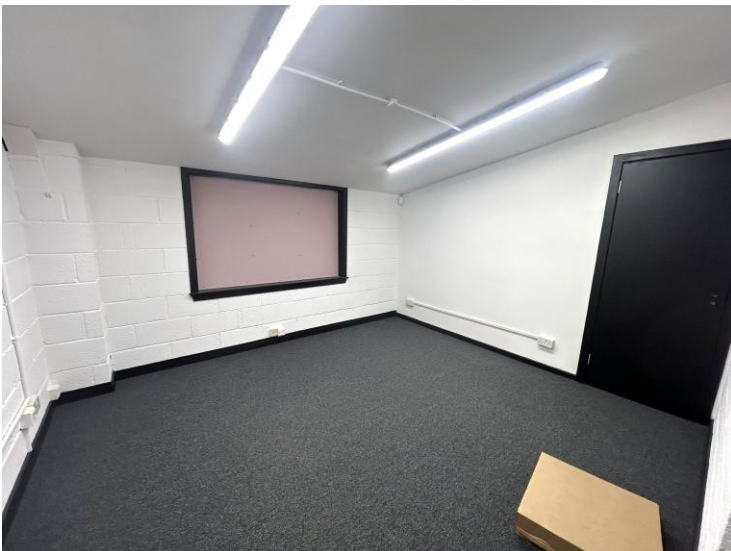
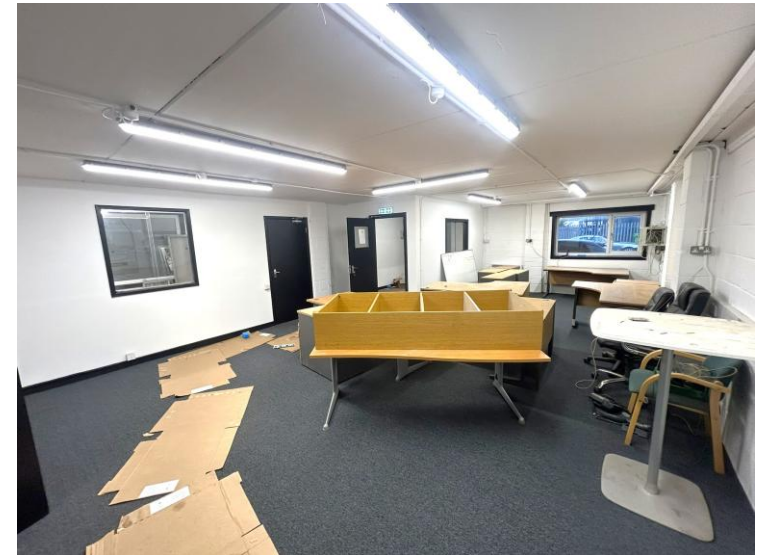
The unit is further benefited by an electric car charger.

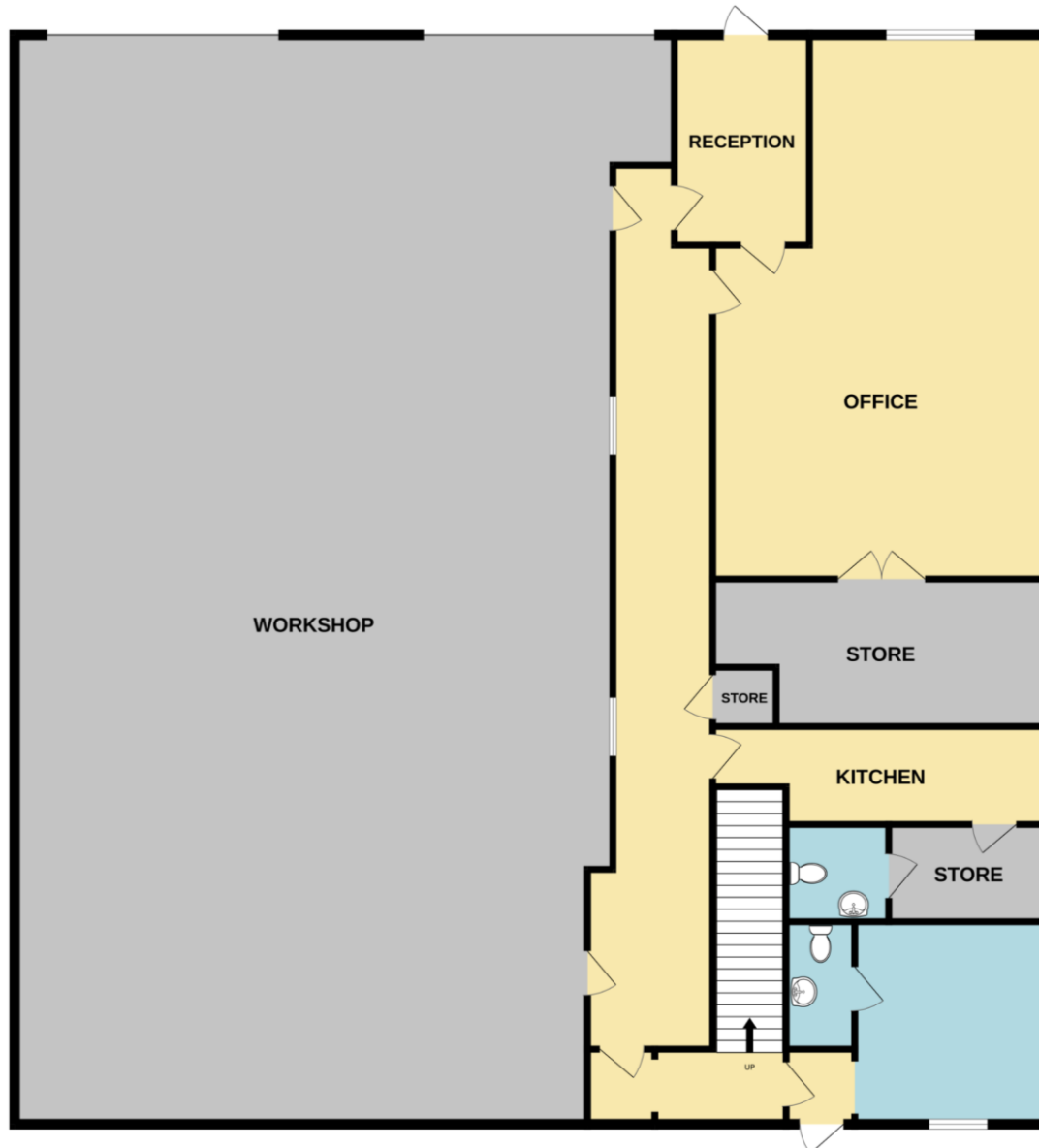
The site extends to the footprint of the building together with five dedicated car parking spaces.



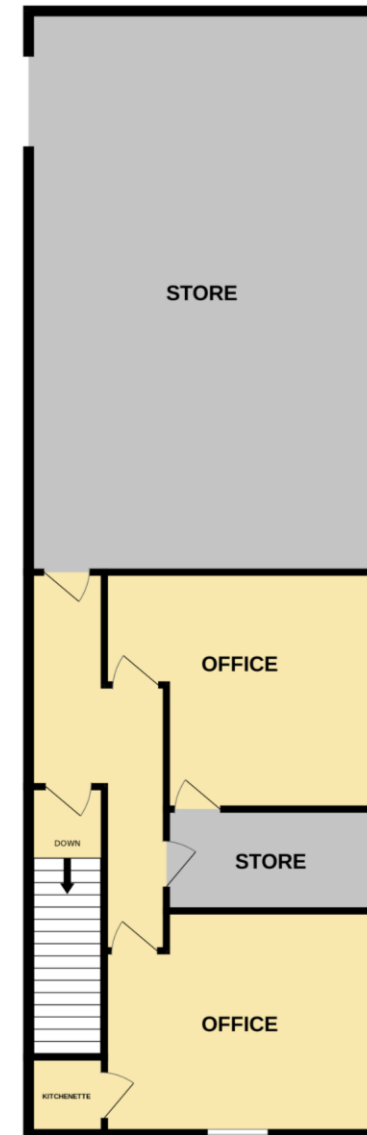
FLOOR AREAS	m ²	ft ²
Ground Floor	334.68	3,602
First Floor	109.95	1,183
TOTAL	444.63	4,785

The above floor areas have been calculated from on-site measurements and are stated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





Ground Floor

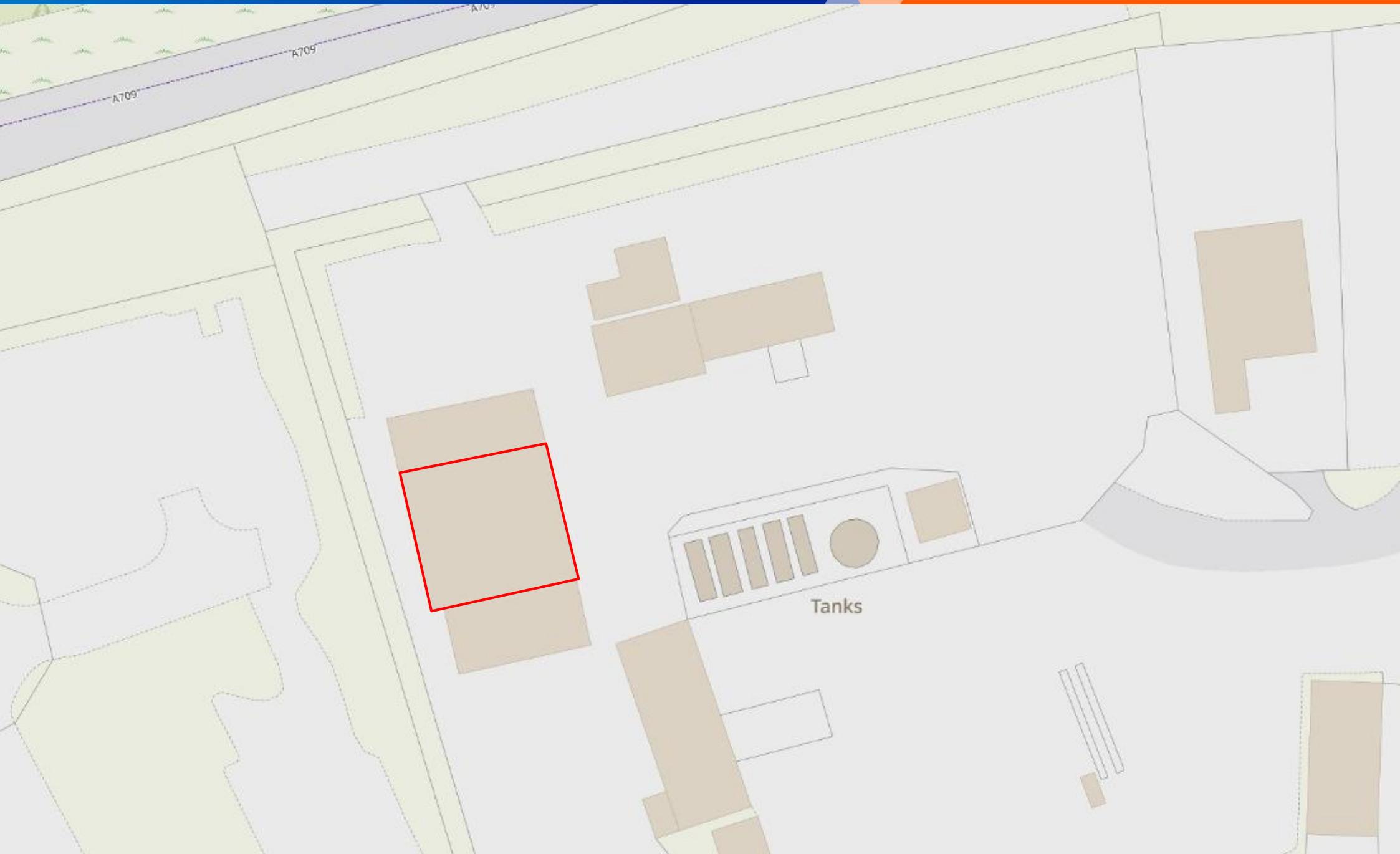


First Floor



Site Plan

DARGAVEL STORES, LOCKERBIE ROAD,
DUMFRIES, DG1 3PG





Services

We understand the property is connected to mains supplies of water and electricity.

Drainage is assumed to be into a shared private septic tank.

Rateable Value

RV - £17,400

Planning

We assume the property is registered for Class 5 (General Industrial) all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property is also well suited to a broad spectrum of alternative commercial uses, subject to consents.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

Rent & Lease Terms

Rental offers around **£18,000 + VAT** per annum are invited.

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

Tenant incentives are available, subject to the length of lease agreed.

Value Added Tax

We are verbally advised that the property is VAT elected.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The tenant will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Energy Performance Certificate (EPC)

Energy Performance Rating: A

A copy of the EPC is available on request.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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