

SHOWROOM & WORKSHOP

- > FORMER ARNOLD CLARK MOTOR DEALERSHIP
- > HIGH QUALITY MODERN FIT-OUT
- > EXTENSIVE ROAD FRONTAGE ONTO A701
- > FLOORPLATE OF CIRCA 1,775 M² (19,106 FT²)
- > LARGE SITE EXTENDING TO APPROX. 0.749 HA (1.85 AC)
- > AMPLE PARKING, FORECOURT & OVERSPILL COMPOUND
- > ORIGINALLY CONSTRUCTED AS THREE SEPARATE UNITS
- > SUITABLE FOR ALTERNATIVE USE (SUBJECT TO CONSENTS)

TO LET (MAY SELL)

GARAGE, MAIN ROAD, LOCHARBRIGGS, DUMFRIES, DG1 1RZ

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DESCRIPTION

The subjects comprise a large single-storey motor dealership of steel portal frame construction with block infills, insulated composite cladding and glazed front elevation.

The internal fit-out is to a high quality standard and provides a large showroom, offices, parts storage and two workshop areas, together with staff and customer welfare facilities. In addition there are two partial mezzanine levels.

The showroom benefits from direct vehicle access and the two workshop areas have a combined total of fourteen vehicle doors.

The unit has an eaves height of around 2.9m (9ft 6ins).

The building is positioned centrally within a largely rectangular shaped site, extending in full to 0.749 Ha (1.85 Ac) or thereby.

Externally there is a tarmac surfaced parking and forecourt area, with approximately 110 lined spaces, together with a gravel surfaced overspill compound.

FLOOR AREAS

	m ²	ft ²
Showroom	791.67	8,521
Workshops & Parts Storage	704.11	7,579
Offices & Welfare	279.25	3,006
Mezzanines	151.71	1,633
TOTAL	1,926.74	20,739

The above areas, which have been calculated from on-site measurements, are stated on a gross internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.





LOCATION

Dumfries, with a population of around 37,500 is the largest town in Dumfries & Galloway as is therefore South West Scotland's main shopping and administrative centre. The town lies approximately 75 miles south of Glasgow and 34 miles north-west 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.

The property is located within a mixed commercial and residential district, around 3.5 miles to the north east of Dumfries town centre.

The site has an extensive and direct roadside frontage onto the A701 trunk road, which connects Dumfries to Moffat and the A74(M) motorway.

PRICE, RENT & LEASE TERMS

Purchase offers are invited.

Rental offers around **£130,000 p.a.x.** will be considered.

A new lease will be prepared on a Full Repairing and Insuring (FRI) basis. The length of lease is negotiable with tenant incentives also available.

VALUE ADDED TAX

We are verbally advised that the property is VAT elected.

RATING ASSESSMENT

RV - £95,500

SERVICES

The property is connected to mains supplies of water, gas and electricity, with drainage connected to the public sewer.

PLANNING

The property currently has established consent for motor dealership use, however, it is also well suited to other alternative commercial uses, subject to Local Authority consents. Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

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.

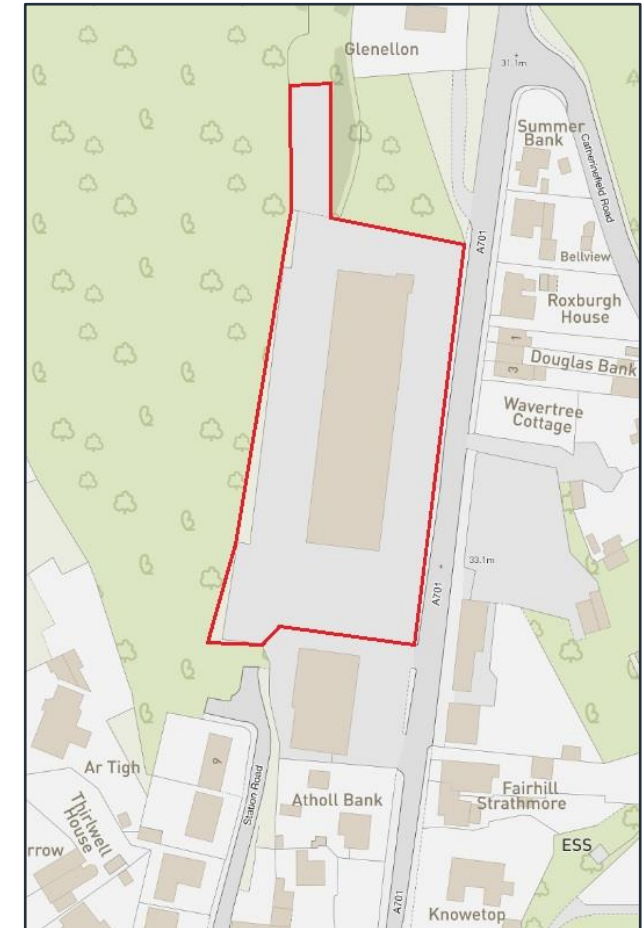
ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

MONEY LAUNDERING

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 and 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.



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

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