

**TO LET /
FOR SALE**

**SHOWROOM &
WORKSHOP**

High Quality Modern Fit-Out

Extensive Road Frontage onto A701

Floor Plate of Circa 19,106 sq.ft.

Large Site Extending to 1.85 Ac

**Originally Constructed as Three
Separate Units**



VIDEO TOUR



WHAT 3 WORDS

GARAGE, MAIN ROAD, LOCHARBRIGGS, DUMFRIES DG1 1RZ

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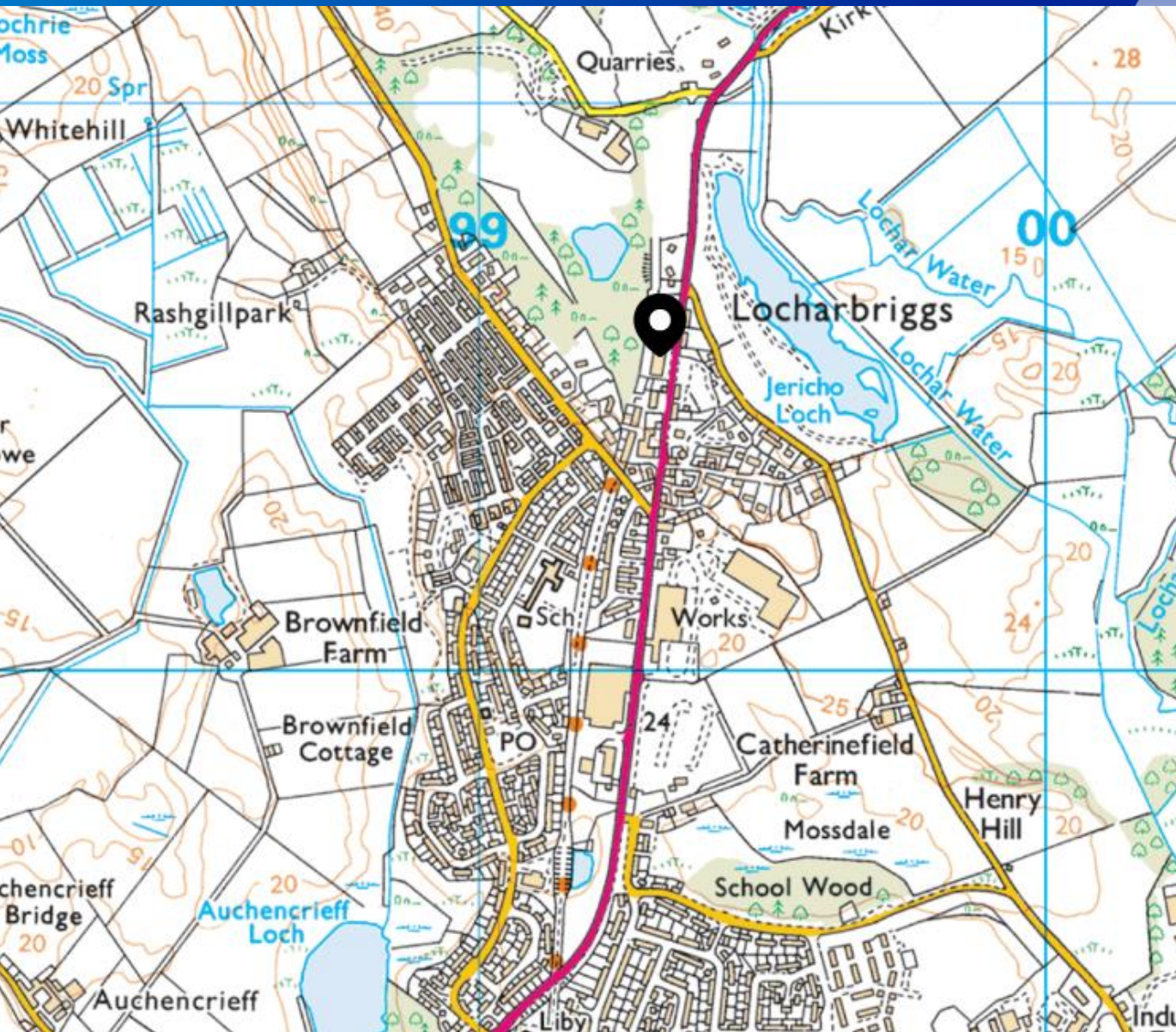
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Location

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



The property is located on the northern periphery of Dumfries fronting the A701 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.

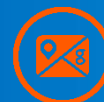
The A709 provides the shortest link to the A74(M) motorway at Lockerbie, although the A75 and A701 offer alternative routes dependant on the direction of travel, with junctions at Gretna and Beattock respectively.

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

The property is located within a mixed commercial and residential district, around 3.5 miles to the northeast 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.

Large Showroom & Workshop with Surfaced Yard



FIND ON GOOGLE MAPS



Description

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



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.

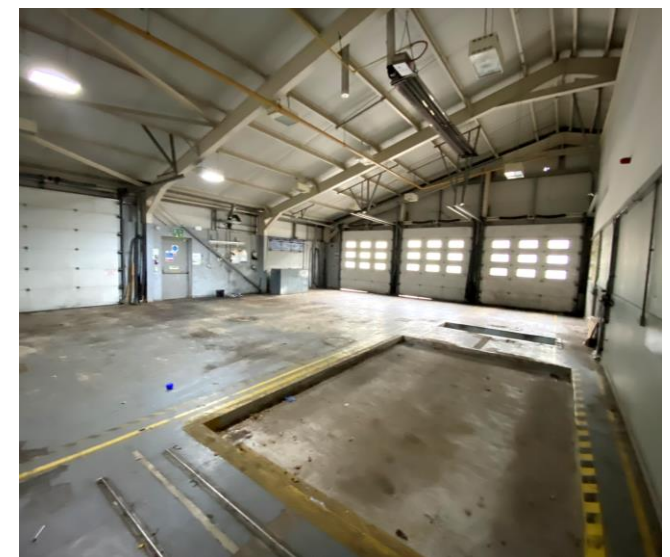
Accommodation	m ²	ft ²
Showroom	791.67	8,521
Workshops & Parts Store	704.11	7,579
Offices & Welfare	279.25	3,006
Mezzanines	151.71	20,739
TOTAL	1,926.74	20,739

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).



Description

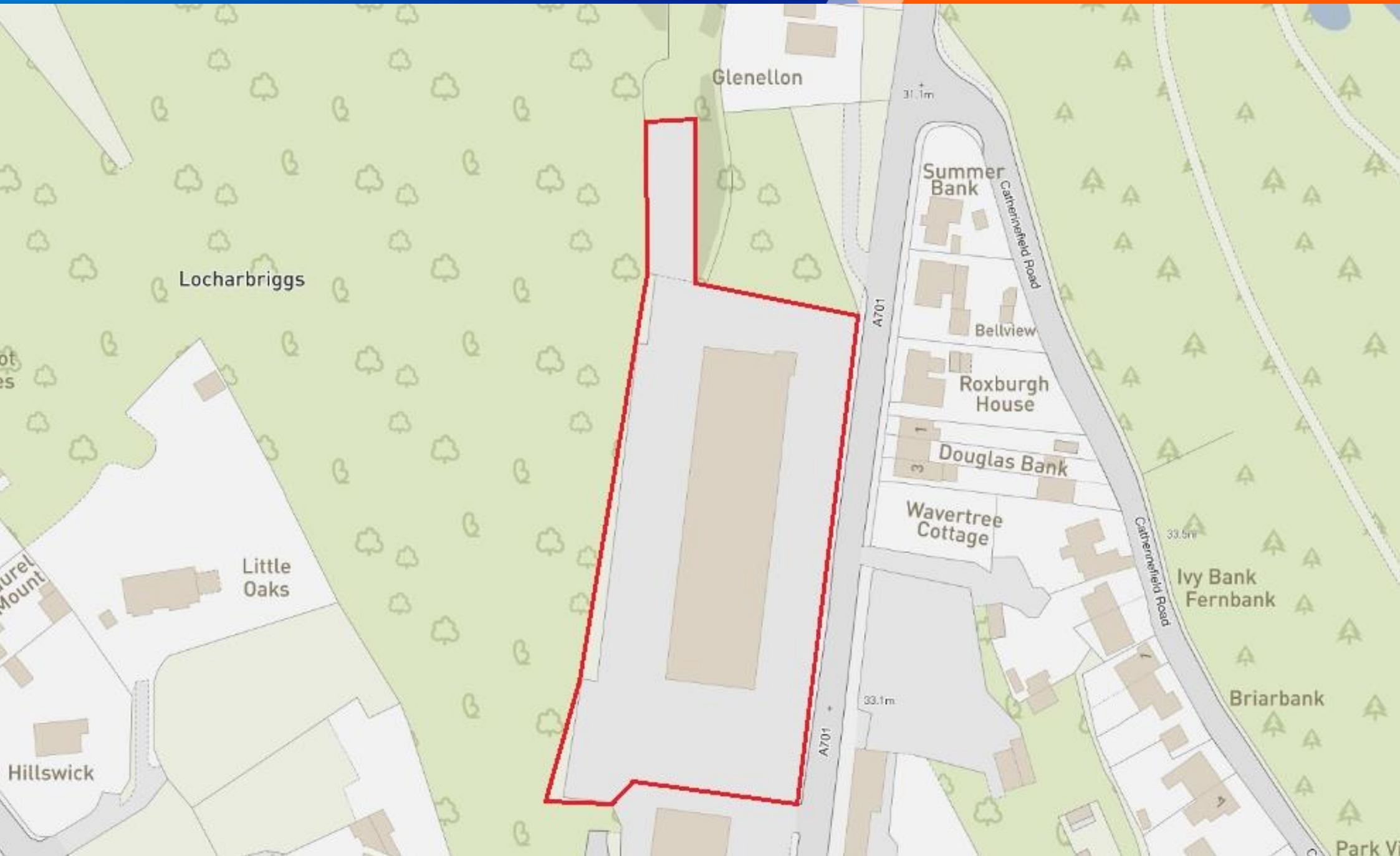
GARAGE, MAIN ROAD, LOCHARBRIGGS,
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Site Plan

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





Services

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

Rateable Value

RV - £105,000

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.

Energy Performance Certificate (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

Rent & Lease Terms

Rental offers are invited.

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.

Price

Purchase offers around **£595,000** are invited for our client's heritable interest.

VAT

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 / purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Get in Touch

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



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Shepherd Chartered Surveyors

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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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