

OFFICE / RE-DEVELOPMENT

- > SINGLE STOREY BUILDING
- > LARGE RESIDENTIAL SUBURB
- > RECENTLY MODERNISED & REDECORATED
- > DEDICATED PARKING & GARDEN GROUND
- > GAS CENTRAL HEATING
- > GARAGE WITH PERMISSION FOR OFFICE CONVERSION
- > QUALIFIES FOR 100% RATES RELIEF
- > SCOPE FOR ALTERNATIVE USE OR RESIDENTIAL CONVERSION



FOR SALE

ST NINIANS HOUSE, CARRICK ROAD, DUMFRIES, DG2 9PR

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DESCRIPTION

The property comprises a detached single-storey building, estimated to have been built during the 1970s. The main walls are of cavity brick construction, with a roughcast and painted facing brick external finish, surmounted by a flat roof clad with mineral felt.

The internal accommodation extends to the following:

- Entrance Hall
- Five Offices
- Meeting Room / Staff Room
- Kitchen
- Store
- Male & Female Toilets

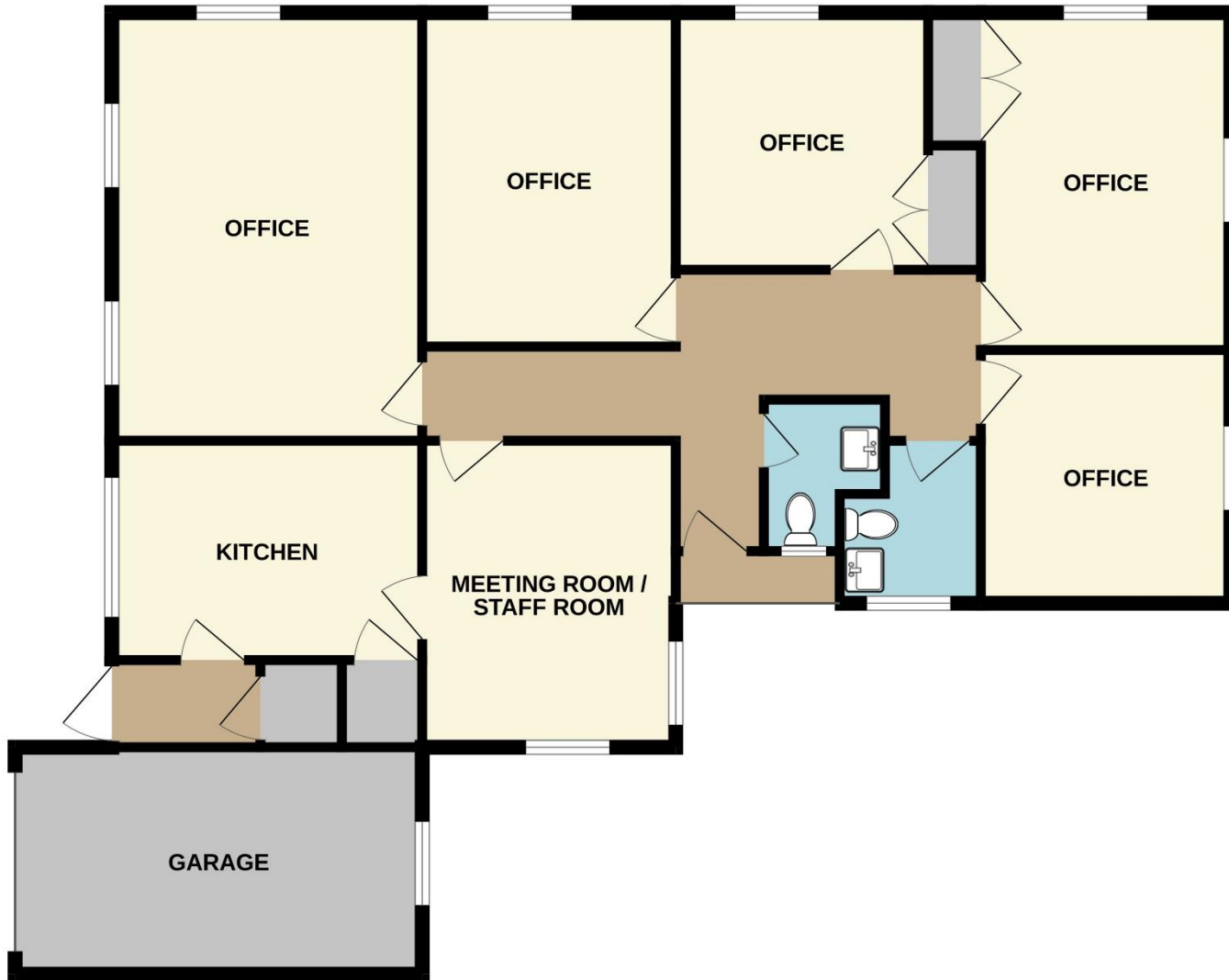
Internally the floors are of suspended timber construction with a mix of carpet and vinyl coverings. The walls are plastered-on-hard with a painted and partially tiled finish. The ceilings are lined and painted.

There is also an external store and attached garage, which has a concrete floor, painted brick walls and is accessed via a full width up-and-over metal door.

FLOOR AREAS	m²	ft²
Office Accommodation	86.28	929
External Store	0.97	10
Lock-up Garage	13.40	144
TOTAL	100.65	1,083

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





LOCATION

Dumfries, with a population of around 33,000 is the largest town in Dumfries & Galloway and 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, which is some 12 miles distant.

The property is located on the western side of Carrick Road, close to its junction with Hardthorn Road, in a primarily residential district within the outlying suburb of Lochside.

Dumfries town centre lies around 1.5 miles to the south-east.

Nearby commercial properties include an adjacent public house and convenience store, with the northwest community campus and Lochside Parish Church a short distance to the east.

PRICE

Purchase offers over **£70,000** are invited for our client's heritable interest.

VALUE ADDED TAX

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

SERVICES

Mains water, gas, electricity and drainage.

Space heating is provided by a gas-fired 'Worcester' boiler serving a series of wall mounted radiators.

RATING ASSESSMENT

RV - £5,400. The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

PLANNING & BUILDING WARRANT

We are verbally advised that the property is currently registered for Class 1A or Class 4 (Professional / Office) use., however, it is well suited to alternative commercial use or residential conversion, subject to Local Authority consents.

We understand that a Building Warrant has been obtained for conversion of the garage into additional office accommodation under reference 22/0729.

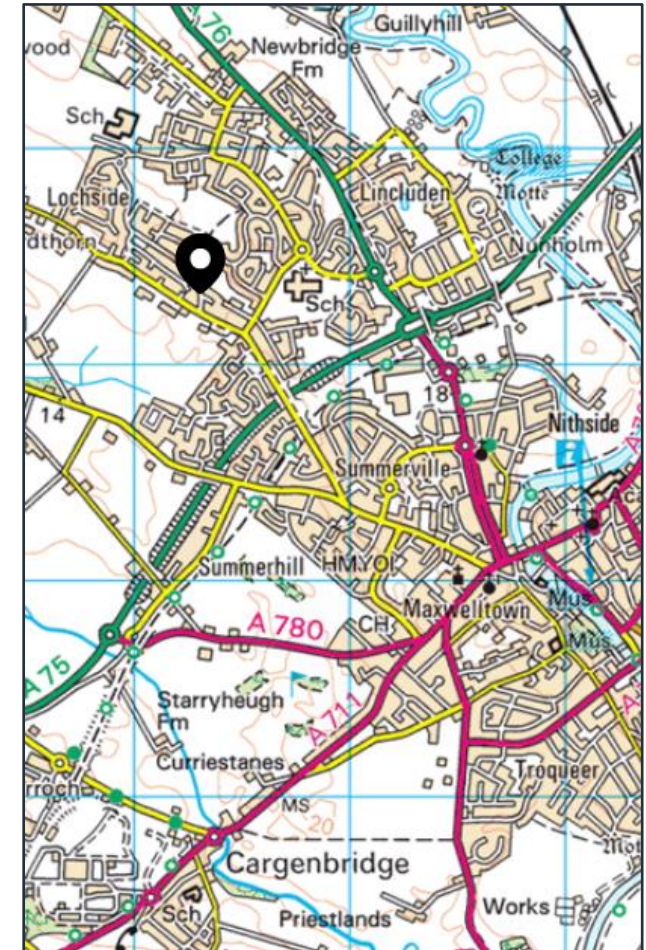
LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: F

A copy of the EPC is available on request.



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

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