



OFFICE / RE-DEVELOPMENT

- > TWO STOREY DETACHED BUILDING
- > PRIVATE GARDEN & LOCK-UP GARAGES
- > PHOTOVOLTAIC PANELS
- > MODERN FIT-OUT, GAS HEATING & DOUBLE GLAZING
- > ELEVATED SITE WITH FAR-REACHING VIEWS
- > QUALIFIES FOR 100% RATES RELIEF
- > POTENTIAL FOR RESIDENTIAL CONVERSION (STC)

TO LET / FOR SALE

HIGH LODGE, CRAIGS ROAD, DUMFRIES, DG1 4EX

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LOCATION

Dumfries is a former Royal Burgh and historic town, with a population of around 33,000. The town is situated on the River Nith and is the largest settlement within the Dumfries & Galloway region of southwest Scotland, which possesses rolling countryside, a spectacular coastline, and an array of bustling towns and villages.

The region benefits from good road and rail connections, both north to the rest of Scotland and south into England. In addition, the ferry ports at Cairnryan offer a connection to Northern Ireland.

The town is home to Scotland's first multi-institutional university campus, comprising The University of the West of Scotland, The University of Glasgow, and Dumfries & Galloway College, all of which are held within the 85-acre landscaped Crichton Estate. Scotland's Rural College also has a nearby campus, within short commuting distance.

Some of the town's other main amenities are as follows:

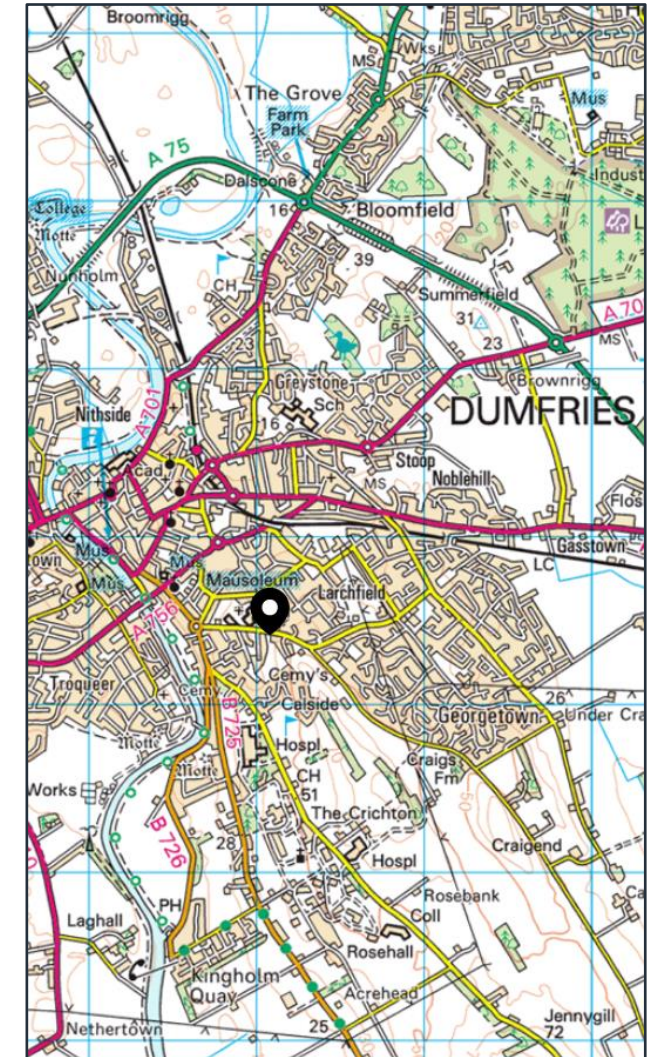
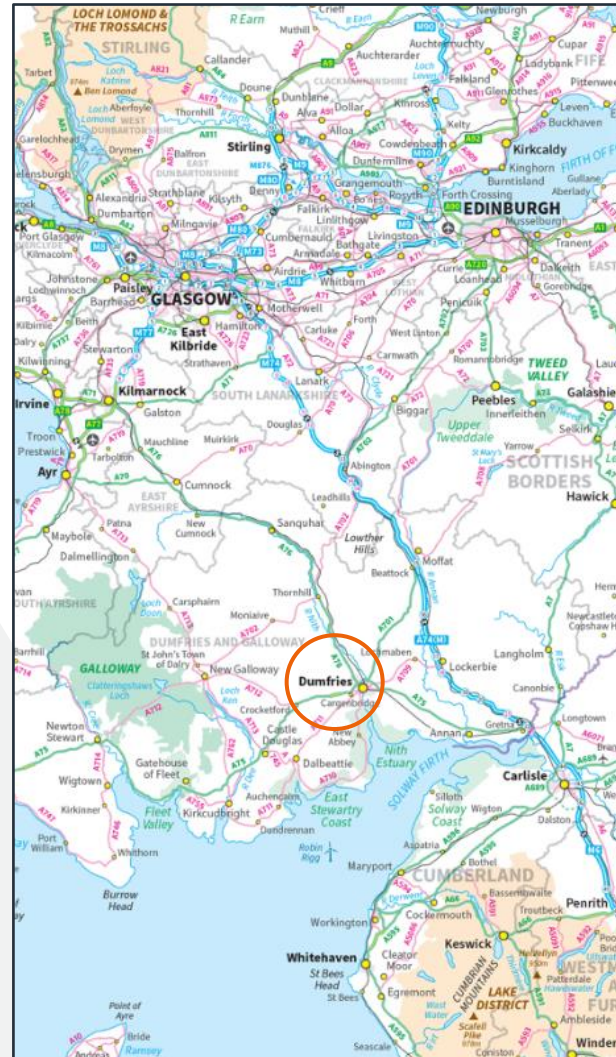
- Multiple Primary Schools & Four Secondary Schools
- DG One Leisure Centre, Ice-Rink, Gyms & Athletics Centre
- New Dumfries & Galloway Royal Infirmary
- Retail Parks & National Supermarkets
- Palmerston Park & Dumfries Rugby Club
- Easy Access to Various Outdoor Pursuits & Solway Coast

The subjects are set on the southern side of Craigs Road in a mixed-use district that lies at the edge of the Georgetown suburb, around half a mile from Dumfries town centre.

The property occupies an elevated site with far-reaching views to the west and north.

Surrounding commercial properties include three primary schools, St Josephs College, Gillbrae Medical Practice, a public library, and three convenience stores.

The riverside area of Dock Park is also within a short walking distance.





DESCRIPTION

The subjects comprise a traditional two storey detached building with single storey rear extension.

The main walls are of solid sandstone construction under a pitched and slated roof, with photovoltaic panels on the south facing pitch.

The extension is of timber-frame construction, clad externally with timber weatherboard, and surmounted by a flat fibreglass roof.

Windows are of double-glazed uPVC casement design.

The internal accommodation extends to the following:

Ground Floor

Reception Office, Private Office, Meeting Room, Kitchen, and Two Toilets.

The extension provides an additional office that is currently accessed externally.

First Floor

Three Offices

The floors are of suspended timber and solid concrete construction with carpet / vinyl coverings. The walls and ceilings are largely lined and papered / painted, except for one ground floor office which features a suspended acoustic tile ceiling with LED lighting.

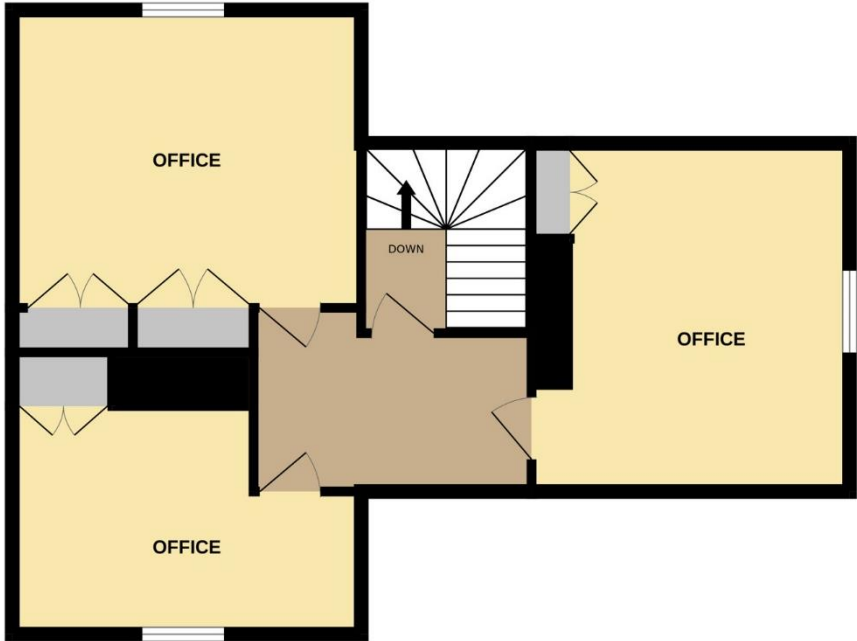
The site extends to the footprint of the building together with a private garden and lock-up garages.



Ground Floor



First Floor



NET INTERNAL FLOOR AREAS		
	m²	ft²
Ground Floor	58.05	625
First Floor	48.31	520
TOTAL	106.36	1,145

GROSS INTERNAL FLOOR AREAS		
	m²	ft²
Ground Floor	91.22	982
First Floor	63.93	688
TOTAL	155.15	1,670

The above floor areas are stated in accordance with the Sixth Edition of the RICS Code of Measuring Practice.

SERVICES

The property is connected to mains supplies of water, gas, electricity, and drainage. Space heating is provided by a gas-fired boiler serving a series of wall mounted radiators. The heating is further supplemented by electric panel radiators.

BUSINESS RATES

Rateable Value: £10,500

The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: Pending

RENT, PRICE & VALUE ADDED TAX

Rental offers around **£15,000** per annum are invited.

Purchase offers around **£175,000** are invited for our client's heritable interest.

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

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.

PLANNING & GRANT FUNDING

The subjects are currently used as an office and we therefore assume the property benefits from a Class 1A (Shops, Financial, Professional and Other Services) and/or a Class 4 (Business) consent; however, the property is also well suited to a variety of alternative commercial uses, subject to the necessary Local Authority consents.

In addition, there is scope for the property to be converted for residential use, subject to Local Authority consents.

Potential grant funding for residential conversion may be awarded by Dumfries & Galloway Council. Further information is available at: <https://www.dumgal.gov.uk/article/17433/Town-Centre-Living-Fund>

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

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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