

# TO LET / FOR SALE

## SHOWROOM & WORKSHOP

Ground, first & attic floor unit

Roadside frontage onto busy town  
centre thoroughfare

Adjacent to train station & St Marys  
Industrial Estate

Two vehicle entry doors, large display  
windows, and internal wash bay

GIA: 1,034.78 sq.m. (11,138 sq.ft.)

Potential Re-development Opportunity



VIDEO TOUR



WHAT 3 WORDS

**6 MONTAGUE STREET, DUMFRIES, DG1 1HE**

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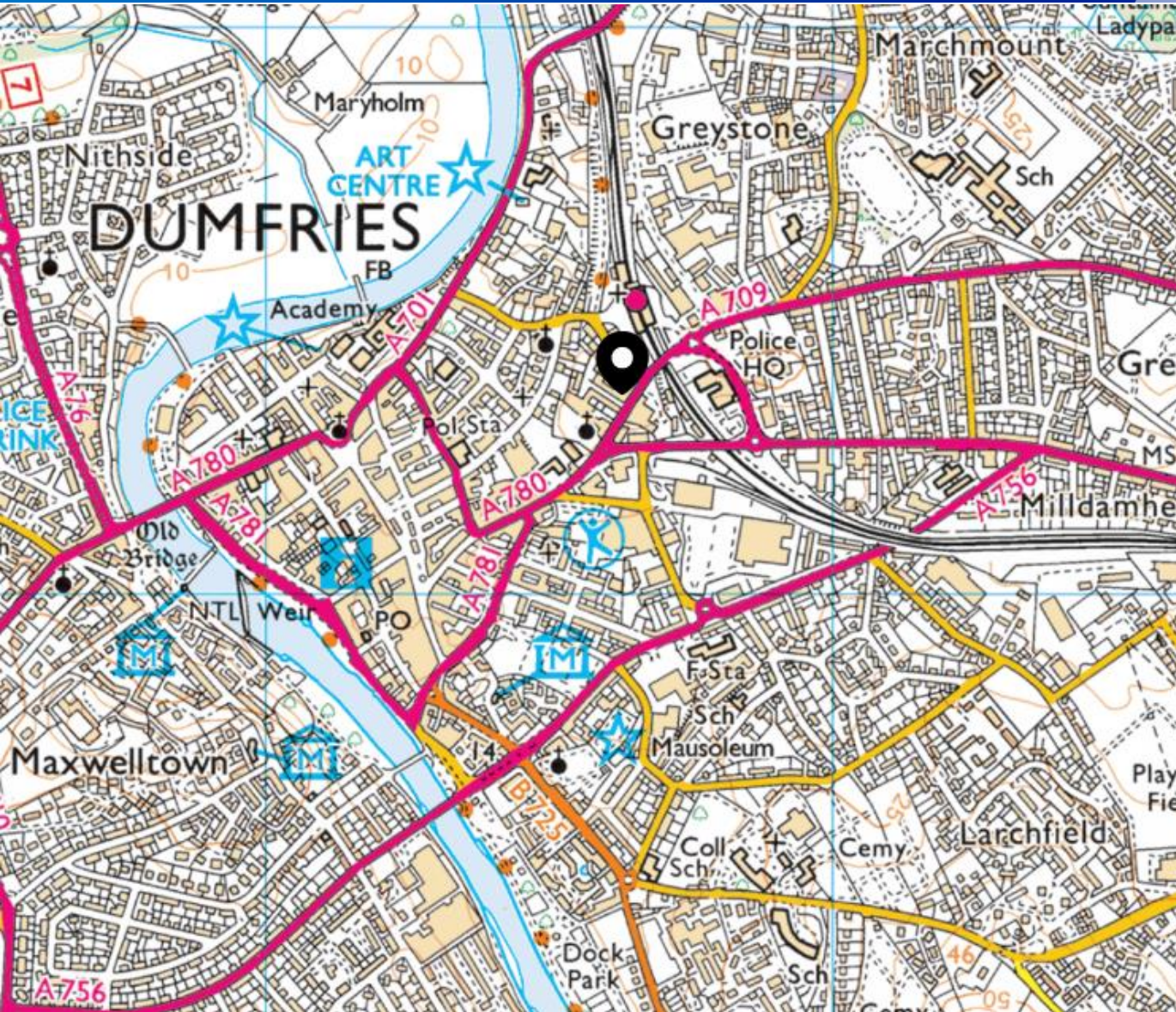






# Location

6 MONTAGUE STREET, DUMFRIES, DG1 1HE



**The property occupies a prominent position at the edge of the town centre, adjacent to the railway station and Dumfries' main trade counter estate.**

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.

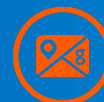
The A75 also provides a link to the Northern Irish ferry ports at Cairnryan.

The property is set on the northwest side of St Marys Street, with a return frontage along Montague Street, in a mixed-use district around quarter of a mile from the town centre.

Dumfries railway station lies 100 yards to the north.

Nearby commercial operators include a Vauxhall & MG dealership, Enterprise Rent-A-Car, MKM Building Supplies, Toolstation, & Howdens.

**Large three storey showroom & workshop**



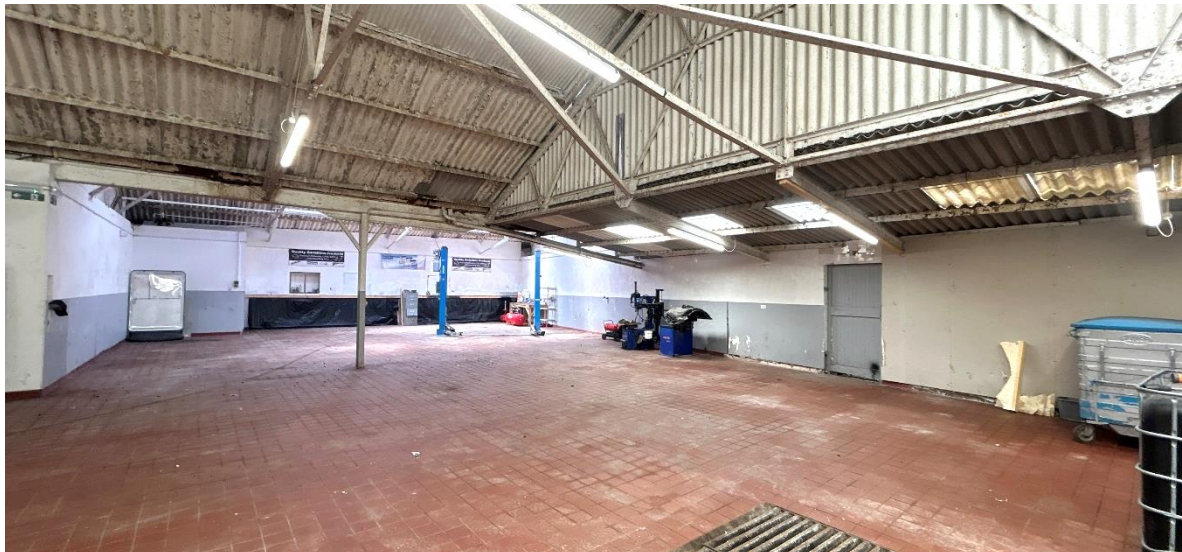
FIND ON GOOGLE MAPS





# Description

6 MONTAGUE STREET, DUMFRIES, DG1 1HE



**The subjects comprise a well established two storey and attic corner terraced showroom & workshop.**

The showrooms, offices, and staff welfare facilities are contained within an attractive red sandstone building that has been extended at the rear to provide an extensive workshop, including internal wash bay.

Vehicle access into the showroom is via a glazed door off St Mary's Street. A separate up-and-over door provides direct vehicle access to the workshop from Montague Street.

Natural daylighting is provided by large display windows in both showrooms, as well as translucent roof panels within the workshop.

There is a two-post car lift installed within the workshop.

Ancillary office and storage accommodation is provided over the first, mezzanine, and attic floor levels.

Accommodation	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	720.10	7,751
First Floor & Mezzanine	211.47	2,276
Attic Floor	103.21	1,111
<b>Total</b>	<b>1,034.78</b>	<b>11,138</b>

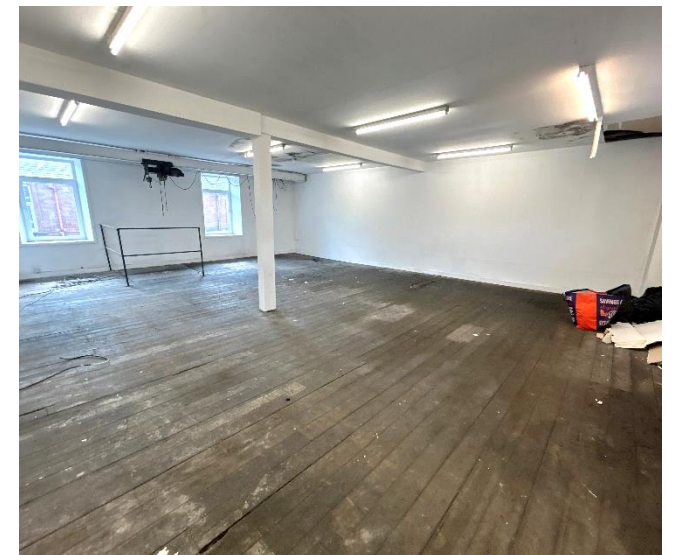
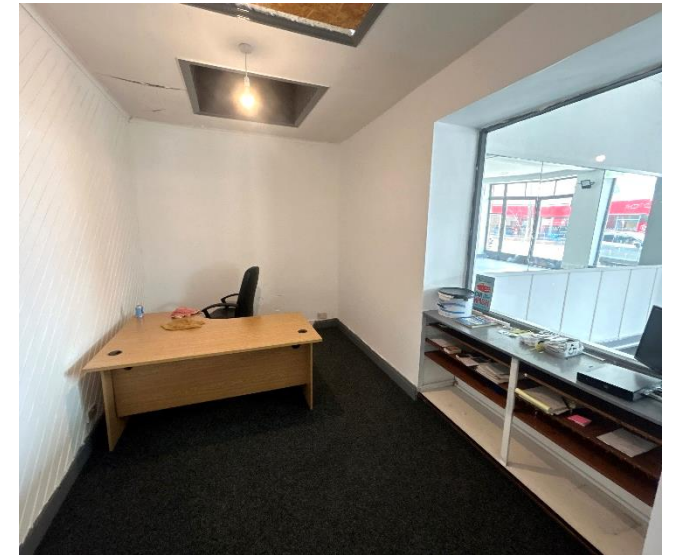
The above floor areas have been calculated from on-site measurements and are stated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





# Description

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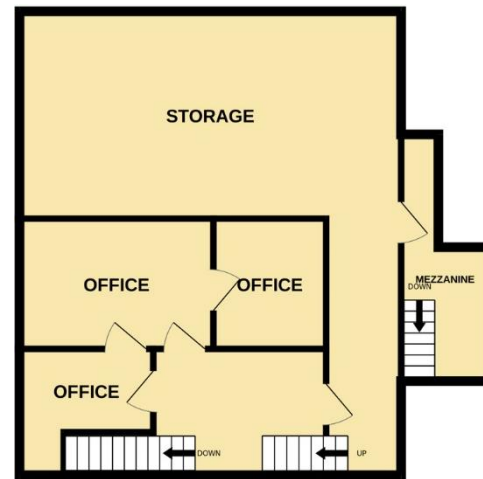


# Floor Plans

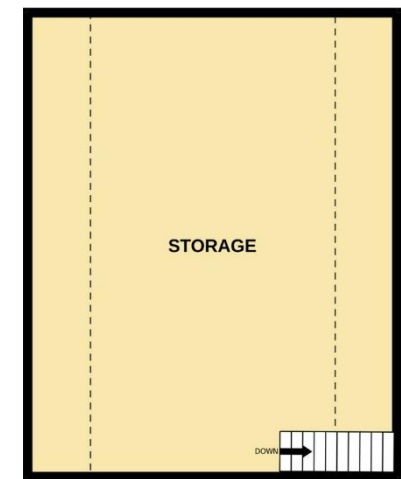
6 MONTAGUE STREET, DUMFRIES, DG1 1HE



Ground Floor



First Floor



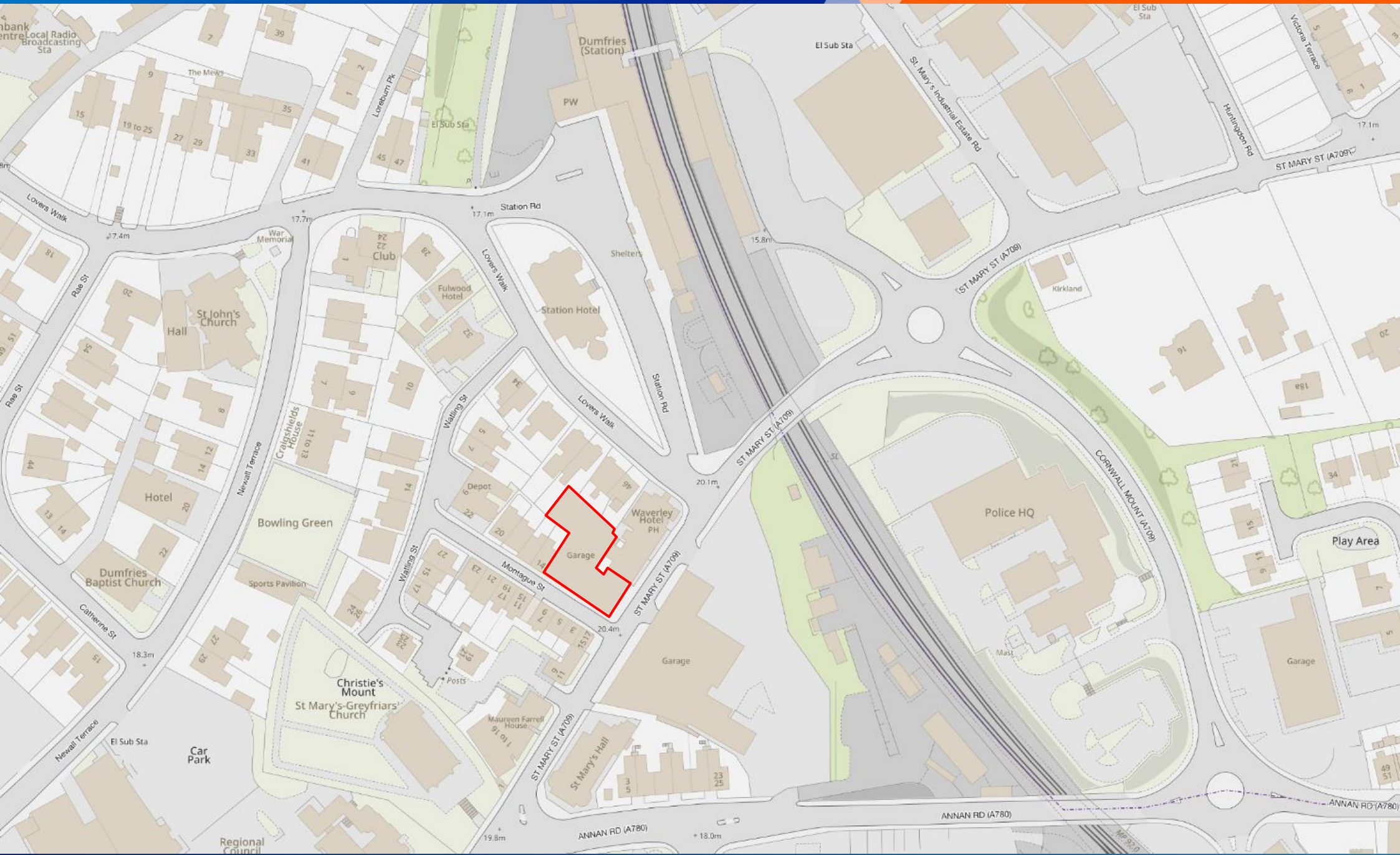
Attic Floor





# Site Plan

6 MONTAGUE STREET, DUMFRIES, DG1 1HE





## Services

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

## Planning

The subjects were last used as a car showroom and workshop.

We assume the property is registered as having a Sui-Generis use class, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The building is however suited to a variety of alternative commercial uses, and possibly residential conversion.

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.

## Rateable Value

RV - £16,000

## Rent & Lease Terms

Rental offers around **£15,000 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 may be available, subject to the length of lease agreed.

## Price

**Purchase offers are invited**

## Value Added Tax

We are verbally advised that the property is not 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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### 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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