

FOR SALE / TO LET

SHOWROOM, WORKSHOP, FORECOURT & LAND

Modern building fitted
to a high standard

Extensive roadside frontage

Adjacent to A75 bypass

GIA: 1,018 sq.m. (10,960 sq.ft.)

Site Area: 0.727 Ha (1.8 Ac)

Scope for alternative use and further
development (STC)



VIDEO TOUR



WHAT 3 WORDS



1 BRASSWELL PARK, DUMFRIES, DG1 3JA

CONTACT: Fraser Carson: f.carson@shepherd.co.uk

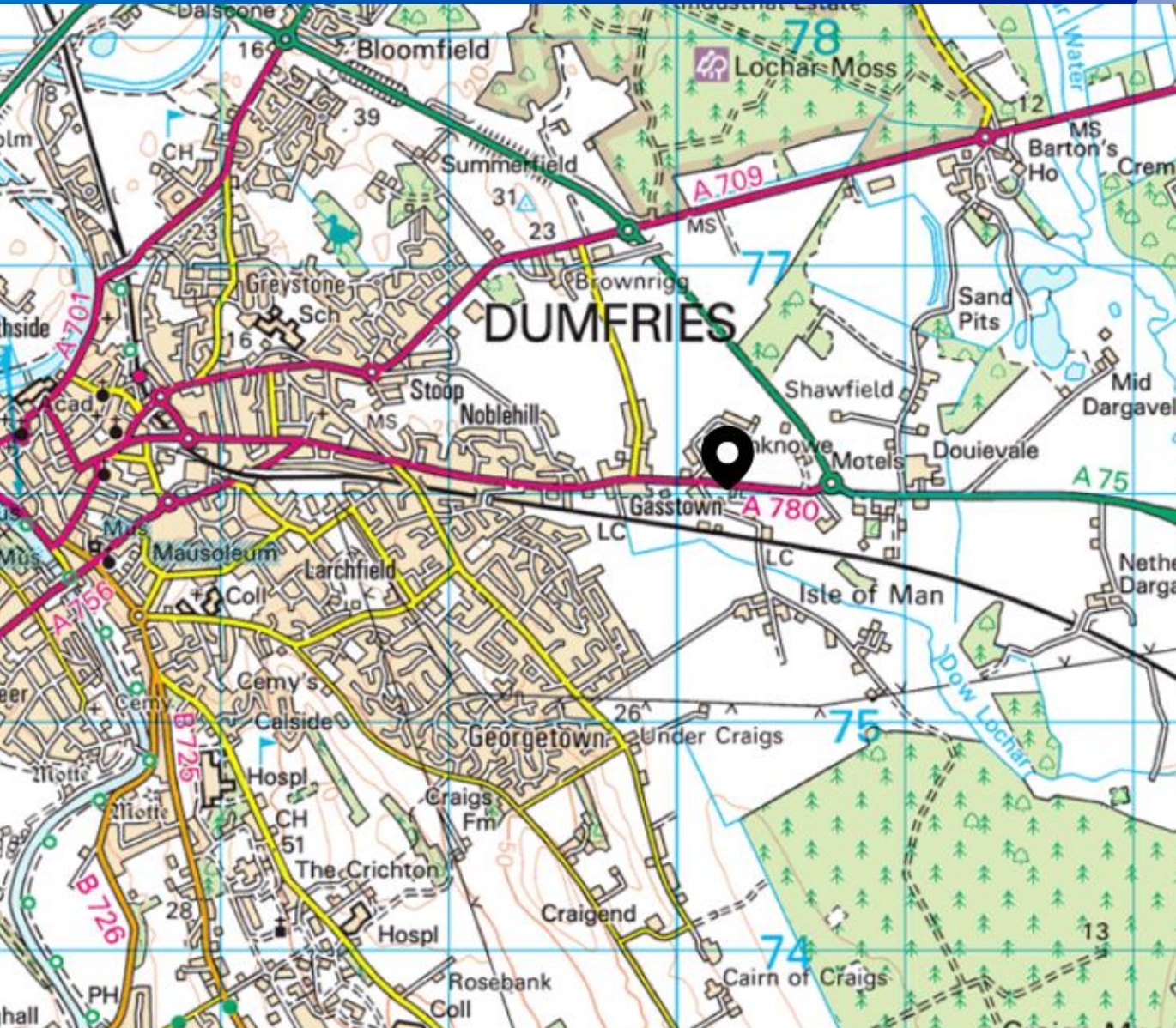
Robert Maxwell: robert.maxwell@shepherd.co.uk | 01387 264333 | www.shepherd.co.uk





Location

1 BRASSWELL PARK, DUMFRIES, DG1 3JA



The subjects occupy a highly visible and easily accessible position adjacent to the A75 bypass, with arterial town centre connectivity and public transport links.

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 A74(M) / M6 motorway is accessible via the A701, A709, and A75.

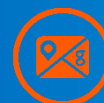
The A75 also provides an important connection to the Northern Irish ferry ports at Cairnryan.

The property benefits from an extensive 250m roadside frontage along both Annan Road (A780) and Brasswell Park, with traffic flow controlled by a mini roundabout.

The site is surrounded by a substantial landholding that is designated for future business & industry development. It also lies diagonally opposite the expanding Brasswell Office Park.

Other nearby commercial operators include Arnold Clark, Premier Inn, Shell, Starbucks, Greggs, and Travel Lodge.

Prominent roadside property / development opportunity



FIND ON GOOGLE MAPS



Description

1 BRASSWELL PARK, DUMFRIES, DG1 3JA



Modern purpose-built motor dealership with car wash & valeting facilities, set within a 0.727 Ha (1.8 Ac) site.

The building is of steel portal frame construction with facing brick and insulated smooth panel cladding, together with full height glazing along three elevations.

The internal eaves height is approximately 4.8m (15ft 8ins) or thereby.

The property has been fitted to a high standard, providing a showroom capable of accommodating around 8 vehicles, offices, workshop, staff welfare and storage space, arranged over two floors. There is also a bolt-in mezzanine level and a detached valeting unit.

Both buildings are set toward the east of the site, which offers tarmac surfaced circulation areas and circa 74 lined parking spaces (some of which are currently occupied by the car wash).

The remaining land, around 0.324 Ha (0.8 Ac), is presently arranged as two separate compounds with gravel / hardcore surfaces.

The site profits from two direct access junctions from Brasswell Park.

Accommodation	m ²	ft ²
Ground Floor	794.77	8,555
First Floor (ex mezz)	156.23	1,682
Valeting Unit	67.22	723
Total	1,018.22	10,960

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).



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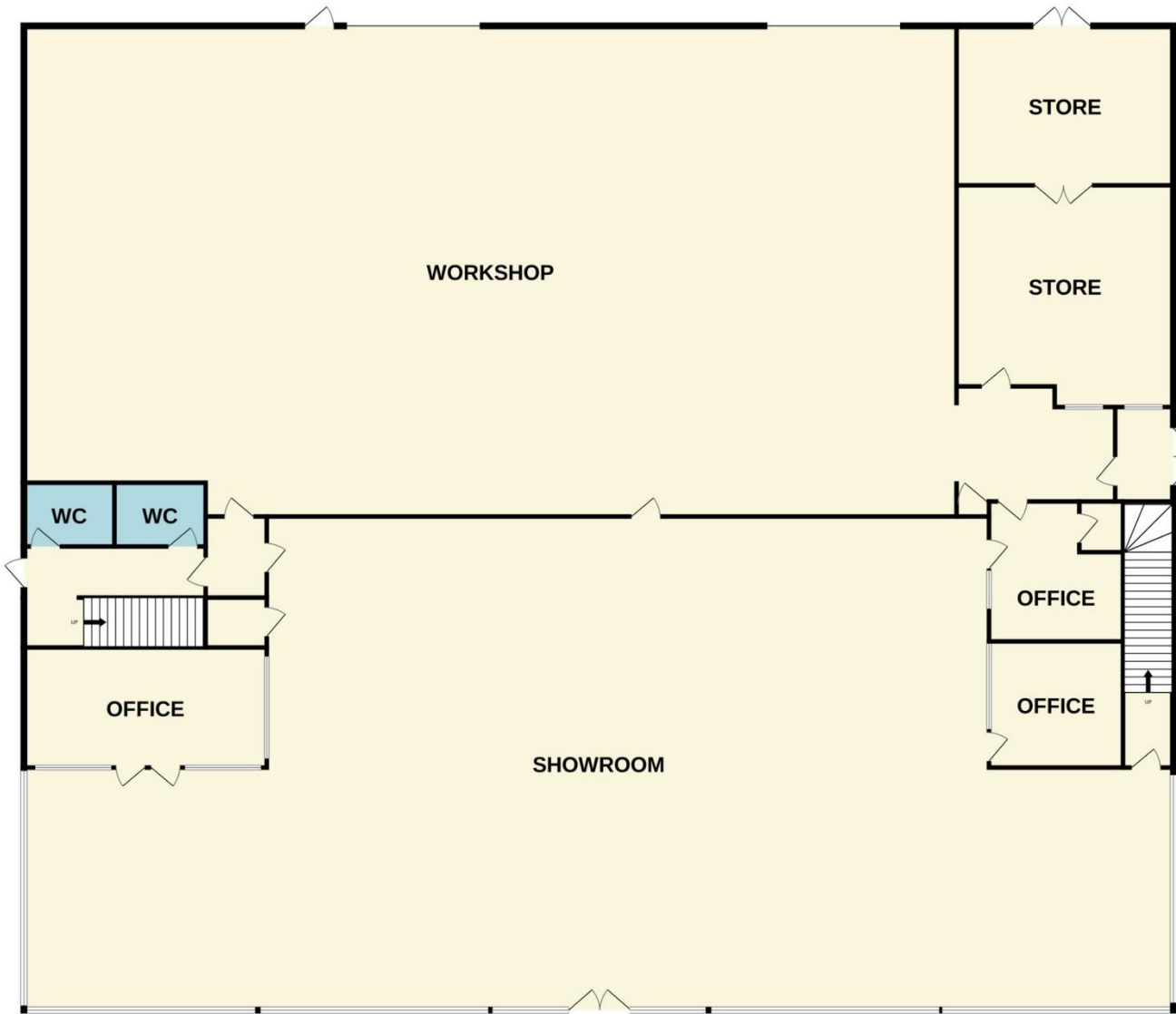




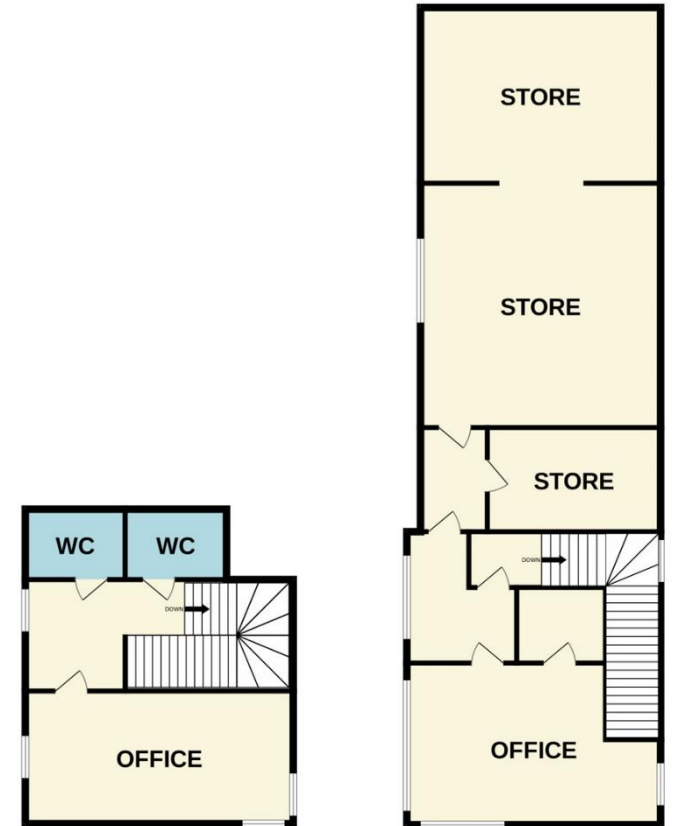
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Ground Floor

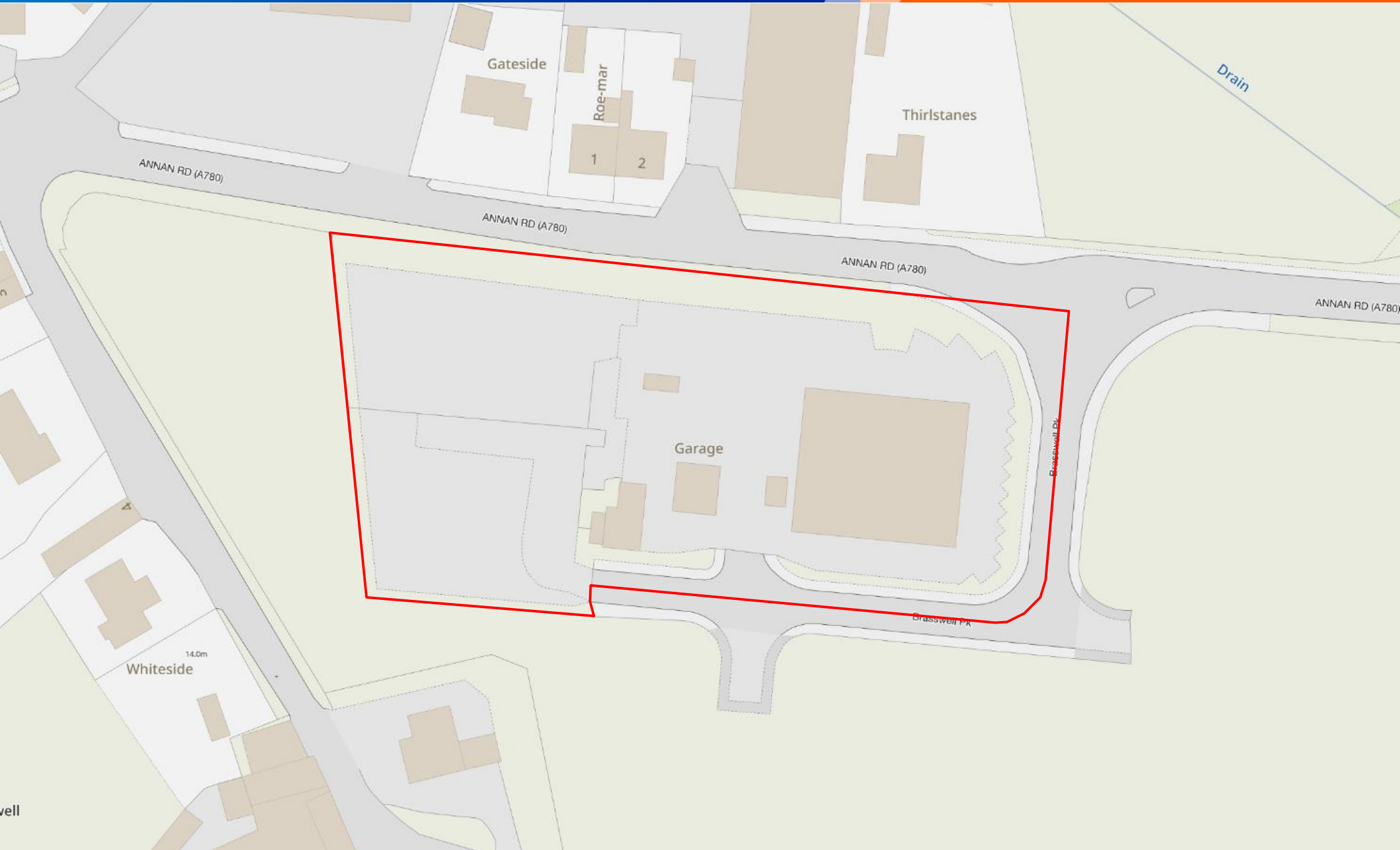


First Floor



Site Plan

1 BRASSWELL PARK, DUMFRIES, DG1 3JA





Services

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

Space heating is provided by LPG-fired overhead radiant tube heaters, together with additional boilers that serve a series of wall mounted radiators.

Planning

The subjects comprise a motor dealership and car wash facility.

We therefore assume the property will benefit from a Sui-Generis planning consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

However, the building is well suited to alternative commercial uses and the larger site offers clear scope for further development, 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: D
A copy of the EPC is available on request.

Rateable Value

The subjects are currently entered into the valuation roll under multiple records.

The cumulative RV is £53,900

Price

Purchase offers around **£1,200,000** are invited.

Rent & Lease Terms

Rental offers around **£96,000 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.

Value Added Tax

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 purchaser / tenant 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:



Fraser Carson
f.carson@shepherd.co.uk



Robert Maxwell
robert.maxwell@shepherd.co.uk

Shepherd Chartered Surveyors
18 Castle Street, Dumfries, DG1 1DR
t: 01387 264333



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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