

# TO LET

Terrace of three units

Sizeable concrete yard to front & rear

Well suited for storage or commercial use (STC)

Roadside position with links to A701 & A76

GIA: 2,068 sq.m. (22,256 sq.ft.)

Available as a whole or in lots

Rental Offers Invited



VIDEO TOUR



WHAT 3 WORDS

EAST GALLABERRY FARM, KIRKMAHOE, DUMFRIES, DG1 1SY

CONTACT: Fraser Carson | [f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk) | 01387 264333

Robert Maxwell | [robert.maxwell@shepherd.co.uk](mailto:robert.maxwell@shepherd.co.uk) | [www.shepherd.co.uk](http://www.shepherd.co.uk)

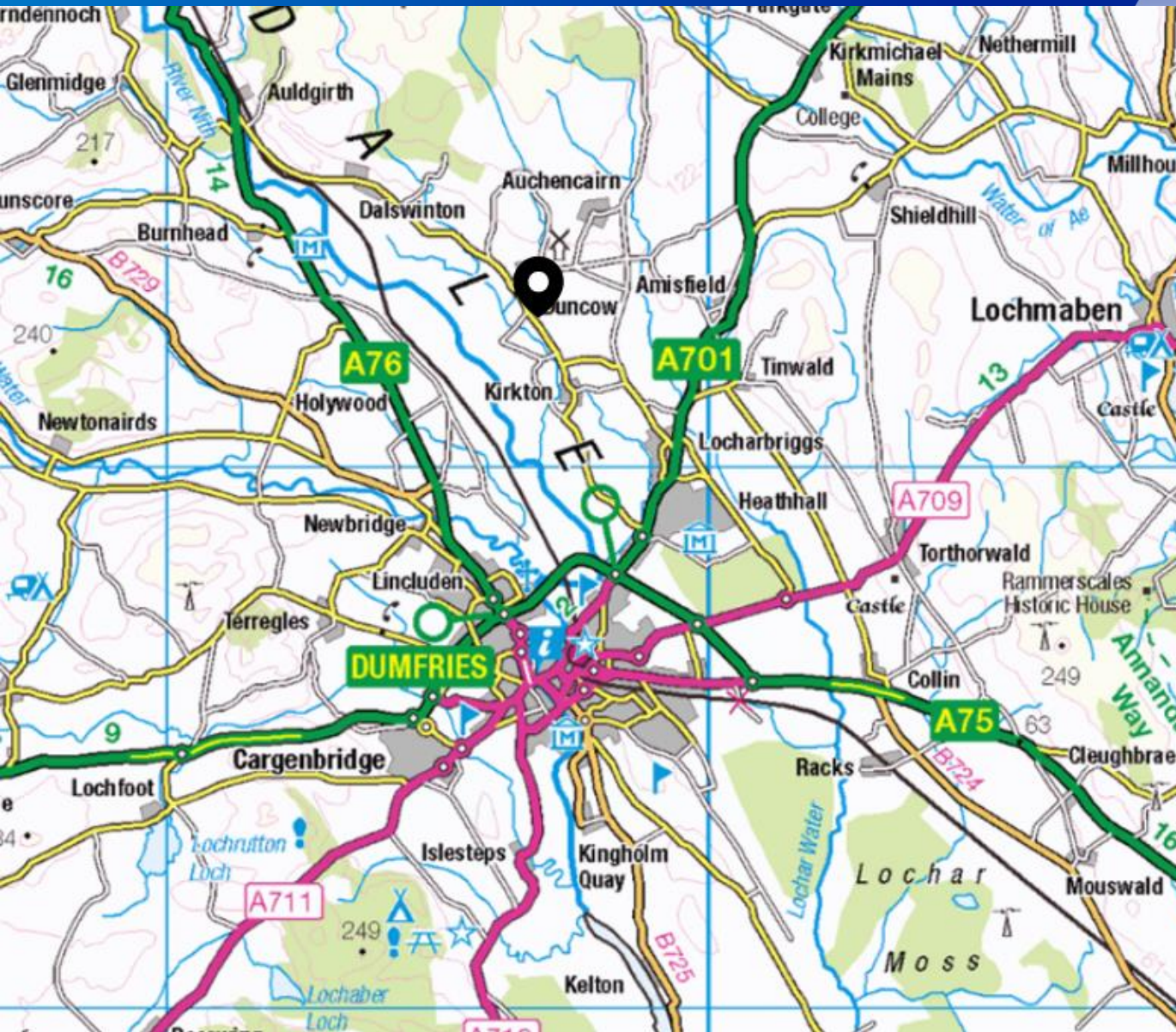






# Location

EAST GALLABERRY FARM, KIRKMAHOE,  
DUMFRIES, DG1 1SY



**The property occupies a roadside position with links to the A701 & A76.**

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) / M6 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 between Duncow and Kirkton villages, approximately 2.5 miles from the A701 and 4.5 miles from the A76.

The A75 lies 3.5 miles to the south, via the A701, with Dumfries town centre also within short driving distance.

Surrounding land and properties are generally in agricultural or residential use.

Nearby commercial operators include an engineering workshop, primary school, salvage yard, and a quarry.

**Easily accessible semi-rural location**



FIND ON GOOGLE MAPS





# Description

EAST GALLABERRY FARM, KIRKMAHOE,  
DUMFRIES, DG1 1SY



**The subjects comprise a terrace of three units with concrete surfaced yards to the front and rear.**

The units are of steel portal frame construction with partial concrete block infills and profile metal sheet clad walls, together with corrugated cement fibreboard clad roofs. Translucent panels have been incorporated into the roofs to allow for natural daylighting internally.

The southmost unit (Unit 1) is fully enclosed with sliding vehicle doors to the front and rear.

The remaining units currently form a combined space, capable of being sub-divided, with open elevations and a sliding vehicle door.

The internal eaves heights range from 3.2m (10ft 5ins) to 3.6m (11ft 9ins) or thereby.

The front yard is secured by a gated entrance.

| Accommodation | m <sup>2</sup>  | ft <sup>2</sup> |
|---------------|-----------------|-----------------|
| Unit 1        | 540.65          | 5,819           |
| Unit 2        | 776.23          | 8,355           |
| Unit 3        | 750.76          | 8,081           |
| <b>Total</b>  | <b>2,067.64</b> | <b>22,255</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).

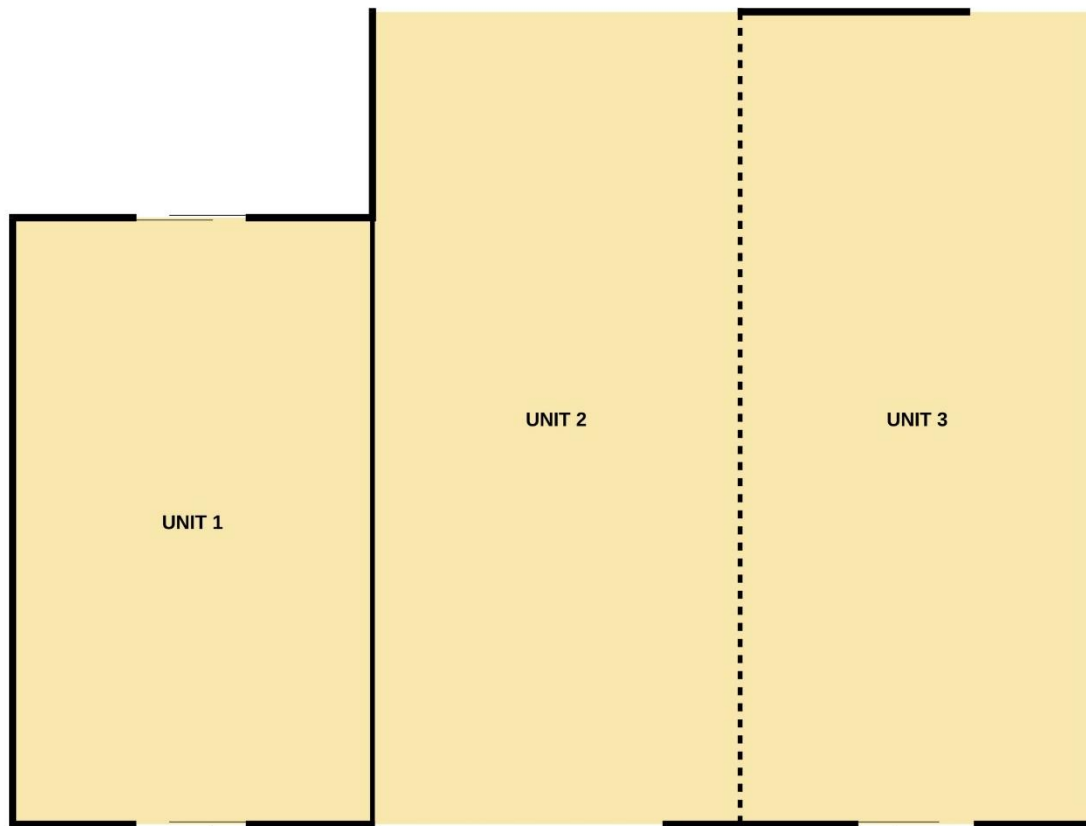




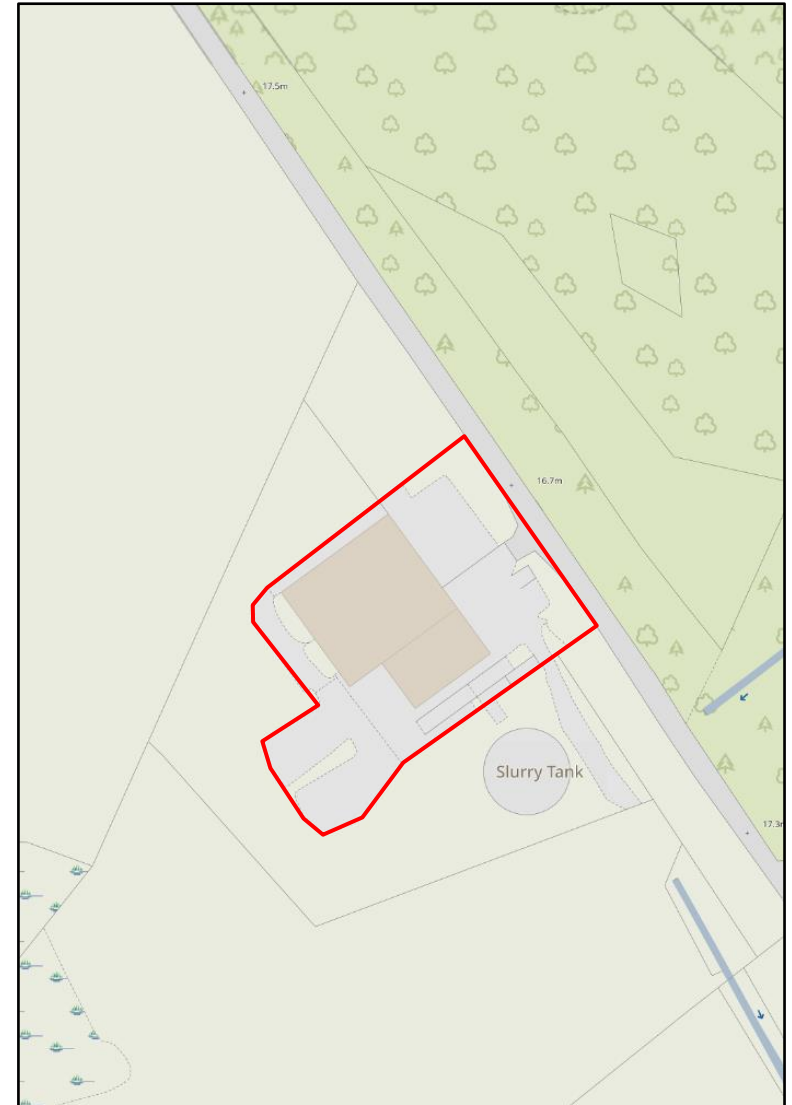
# Description

EAST GALLABERRY FARM, KIRKMAHOE,  
DUMFRIES, DG1 1SY





Floor Plan



Site Plan





## Services

We understand the property is connected to mains supplies of water and electricity.

Private drainage may be available, subject to consents.

## Planning

The property was originally constructed as an agricultural store & byre, however, is well suited for storage or other commercial uses, subject to Local Authority consents.

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

## Rateable Value

Prospective tenants are advised to satisfy themselves independently as to business rates payable.

## Value Added Tax

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

## Rent

Rental offers are invited.

## Lease Terms

The property is available as a whole or in separate lots.

Occupation will be by way of a new lease on a Full Repairing and Insuring (FRI) basis, for a flexible term incorporating a regular review pattern.

Tenant incentives may be available.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

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

## Energy Performance Certificate (EPC)

Energy Performance Rating: Pending  
A copy of the EPC is available on request.

## Get in Touch

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



**Fraser Carson**

[f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk)



**Robert Maxwell**

[robert.maxwell@shepherd.co.uk](mailto: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.

[shepherd.co.uk](http://shepherd.co.uk)