

# TO LET

## Trade Counter / Workshop



**Units 1&2, Block 3, Brownrigg Industrial Estate, Dumfries, DG1 3JU**



- Two Interlinking Industrial Units
- Established Business Location
- Convenient to A75 & Town Centre
- Suited to a Variety of Uses
- Qualifies for 100% Rates Relief
- Available Immediately
- Flexible Lease Terms
- Capable of Sub-Division

### VIEWING & FURTHER INFORMATION:

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### LOCATION

DUMFRIES, with a population of around 37,500, is the largest town in Dumfries and Galloway and is south west 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. Dumfries attracts trade from nearby towns and villages, together with the surrounding rural hinterland.

The property is located within Brownrigg Industrial Estate which lies on the western side of Brownrigg Loaning, near to its junction with Annan Road which is one of the town's main traffic thoroughfares.

Access to the A75 is available around 0.5 mile to the east whilst Dumfries town centre is approximately 2.0 miles to the east.

Occupiers within the estate include Ciceley Commercials, National Windscreens, Morgan Sindell and various local traders.

Other nearby commercial occupiers include Arnold Clark, Lookers Volkswagen, Dentons Tyres, Dumfries & Galloway Council, Shell, Starbucks and TARFF.

### DESCRIPTION

The subjects comprise two interlinking workshop units forming part of a larger terrace.

The units are currently configured as a single trade counter / workshop and office premises however could easily be reverted back to two separate units.

The units are of concrete block construction, externally clad with profile metal sheeting, and surmounted by a pitched and profile metal sheet clad roof. Skylights in the roof and UPVC casement windows allow for natural daylighting internally.

Vehicular access is granted by two metal roller shutter doors, with a clearance height of approximately 4.34 m (14.23 ft) or thereby. The floors are of solid concrete construction.

The reception / office space in Unit 1 has been constructed using timber stud partition walls and incorporates a full width glazed frontage with customer entrance door directly behind the roller shutter. This is however capable of being removed.

Externally there is a concrete surfaced apron to the front of the units whilst we understand a small area of gravel surfaced yard is available at the rear.

## ACCOMMODATION

- Reception
- Office
- Warehouse
- Workshop
- Kitchen and Staff Room
- Stores
- Staff toilet

## FLOOR AREA

We calculate that the total gross internal area extends to 166.95m<sup>2</sup> (1,797ft<sup>2</sup>) or thereby

## SERVICES

We understand the property is connected to mains supplies of water, gas and electricity. Drainage is assumed to be connected into the public sewer.

## RENT & LEASE TERMS

Offers around £8,000 per annum exclusive.

The property is available by way of a new lease on a Full Repairing and Insuring (FRI) basis, for a flexible term incorporating a regular review pattern.

The landlord will however oversee all external maintenance works and arrange buildings insurance which will subsequently be re-charged by way of a common service charge.

## RATING ASSESSMENT

RV - £6,300

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

## PLANNING

We assume the subjects benefit from a Class 4 (Business) or Class 5 (General Industrial) consent.

Interested parties are advised to make their own enquiries as to the current or potential alternative use of the premises direct with Dumfries and Galloway Council - 01387 260199.

## LEGAL COSTS

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

## VALUE ADDED TAX

We are advised that the units are not elected for VAT.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

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