

# TO LET / MAY SELL

## Industrial Unit & Yard

**Unit 3, Broomhouses Industrial Estate, Lockerbie, DG11 2RZ**



- Modern industrial property
- Easy access to the A74(M)
- Established Ind. Estate
- Secure yard / car park
- GIA: 932.72m<sup>2</sup> (10,040 ft<sup>2</sup>)
- Asking Rent: £40,000 per annum
- Offers around £380,000

### VIEWING & FURTHER INFORMATION:

#### Fraser Carson

f.carson@shepherd.co.uk

18 Castle Street, Dumfries, DG1 1DR

01387 264333

www.shepherd.co.uk

or our joint agents:

#### Martin Spiers / Fergus MacLennan

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fergus.maclennan@cushwake.com

Business Space Agency, Glasgow

0141 248 4433

www.cushmanwakefield.co.uk

### LOCATION

LOCKERBIE, is a market town located in the Dumfries & Galloway region of southwest Scotland and has a population of approximately 4,100.

The town is immediately adjacent to the A74(M) motorway offering excellent access to the country's main road network. Carlisle is located around 22 miles to the south, whilst both Glasgow and Edinburgh are only 70 miles to the north.

Lockerbie also benefits from having a station on the main west coast rail line offering direct train services to destinations such as Glasgow, Edinburgh, Manchester and London Euston.

The property is located within the established Broomhouses Industrial Estate, located on the north eastern periphery of the town. The site lies adjacent to the B723, at its junction with Alexandra Drive, with the junction to the A74(M) less than 1 mile distant via the B7068.

### DESCRIPTION

The subjects comprise a modern detached industrial warehouse / workshop unit. The building is of a steel portal frame construction, built to an approximate eaves height of 5.24m (17ft 2ins), with block / facing brick infills and insulated metal profile sheet cladding. Translucent panels are incorporated into the roof for natural daylighting purposes. Vehicle access is provided by two roller shutter doors to the front elevation which have a clearance height of approximately 4.98m (16ft 4 inches).

Internally the property is to be stripped of the outgoing tenants fit-out to provide an open plan warehouse / workshop area. The floors are of solid concrete construction throughout.

Externally there is a concrete surfaced, secure yard providing ample storage, circulation and parking space. The property also benefits from a vehicle wash area.



## ACCOMMODATION

- Warehouse / Workshop
- Reception Office / Staff Room
- Male and Female Toilets

## FLOOR AREAS

The subjects extend to a gross internal area of 932.72 sq.m. (10,040 sq.ft.) or thereby.

Please note that the above area reflects the floorplate of the property only and excludes the outgoing tenants fit-out.

## SERVICES

The property is understood to connect to mains supplies of water, electricity and gas.

Drainage is understood to be connected to the public sewer.

## RENT & LEASE TERMS

Asking rent: £40,000 per annum.

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.

Incentives may be available depending on the length of lease.

## PRICE

Offers around £380,000 are invited for our client's heritable interest.

## RATING ASSESSMENT

RV - £37,250

The poundage rate for the financial year 2017/18 is 46.6 pence for properties with a Rateable Value up to £51,000.

## PLANNING

We understand that the subjects benefit from Class 5 (General Industrial) use at present.

The property does however offers scope for other business or industrial uses, subject to obtaining the necessary consents.

Interested parties are advised to make their own enquiries 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 purchaser / tenant will be responsible for LBTT, registration dues and VAT where applicable to any sale / letting.

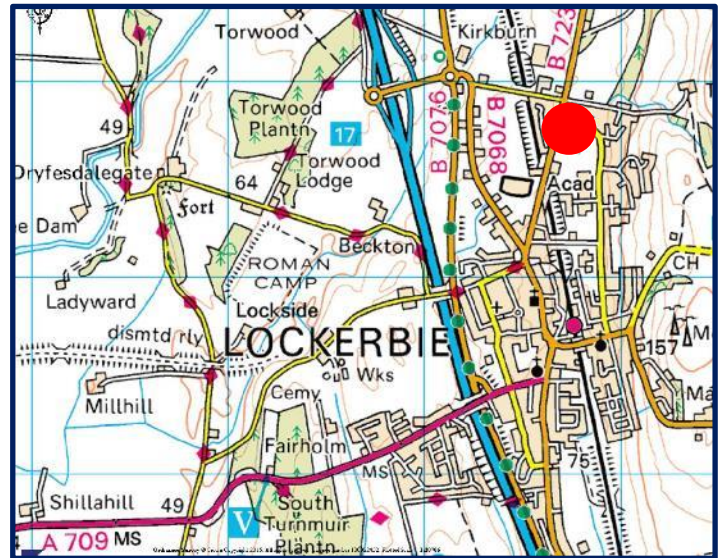
## VALUE ADDED TAX

Prospective tenants are advised to satisfy themselves independently as to the incidence of VAT in respect of this transaction.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: D

A copy of the EPC is available on request.



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