

## 21 HIGH STREET, LOCHMABEN, DG11 1NG



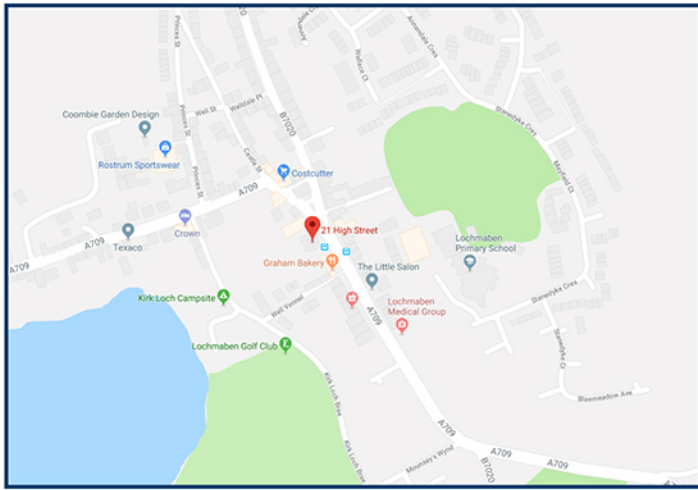
### PROMINENT HIGH ST UNIT

The subjects are located within Lochmaben which is a small town located approx 4 miles from Lockerbie and 8 miles from Dumfries. The town is picturesque with Town Hall at one end of Main Street and Lochmaben Church at the other, entwined with the traditional residential dwellings make for an attractive setting.

The subjects are situated on the South West side of High Street, which is the main retail and leisure thoroughfare within Lockerbie.

- Ground Floor Unit
- Suitable for Variety of Uses
- 837sq ft
- £9,000per annum
- Rates Exempt





## Location

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The subjects are situated on the South West side of High Street, which is the main retail and leisure thoroughfare within Lockerbie. The town is accessible via pedestrian bus, train station opposite and private vehicle with ample on street parking close by. Neighbouring occupiers include The Kings Arms Hotel, Dental Practice, Graham Bakery & Local Library.

## Subjects

The subjects comprise the ground floor of a larger 2 no. storey building overlaid by a pitched slate roof. The ground floor consists of entrance hallway, former banking hall, staff room, strong room and a number of stores. The bank fit out has been removed and the property is now largely in a shell condition.

The subjects are accessed by secure heavy timber doors leading to the entrance lobby with smaller private rooms on either side of the subjects.

The subjects benefit from wall mounted radiators with lighting being provided by way of ceiling mounted halogen spot lights and fluorescent strip lighting. The subjects benefit from w.c. facilities and kitchen tea prep area along with ample storage.

### AREA

Ground: 77.76sqm (837sq ft)

### NAV / RV

The subjects have been assessed and entered onto the valuation roll with an NAV/RV of;

**£4,400**

We understand the subjects benefit from rates exemption under the small business rates relief scheme.

Further clarification should be sought by any interested party.



### PROPOSAL

The subjects are available to let on a new full repairing and insuring lease for a negotiable term for £9,000 per annum. Our client would also consider offers for their freehold interest.

### VAT

All prices and premiums quoted are exclusive of VAT further information can be sought from the marketing agent

### EPC

Available on request

Jas Aujla  
Will Rennie

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50 Darnley Street, Pollokshields,  
Glasgow G41 2SE

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