

1-5 MAIN STREET, LOCKERBIE, DG11 2DG



FORMER ORIGINAL FACTORY SHOP

The subjects are situated on the West side of Mains Street at its junction with Arthurs Place to the North within the town of Lockerbie.

The town of Lockerbie is situated around 20 miles to the north of the English border and forms part of the Dumfries & Galloway council area.

- Prominent Position
- Potential For Sub-Division for Form Multiple Units
- Trade Counter / Retail / Office / Nursery / Gym / Restaurant / Showroom
- 8,298sq ft
- Car Park
- £45,000p.a.x
- Freehold Offers Invited



ARTHURS PLACE

CAR PARK
20 CAR SPACES

CAR PARK
15 CAR SPACES

EXISTING PEDESTRIAN
ACCESS FROM
CAR PARK

SERVICE
AREA

EXISTING
ROLLER
SHUTTER

WAREHOUSE
AREA: 120m.sq.
AREA: 1291 sq.ft.

KITCHEN

WC

WC

ELECT.
STORE

OFFICE

EXISTING
ENTRANCE
FROM
CAR PARK

RETAIL AREA
AREA: 440m.sq.
AREA: 4736 sq.ft.

VEHICLE
ENTRANCE

FULLY GLAZED SHOP FRONT TO MAIN STREET

PEDESTRIAN ENTRANCE TO MAIN STREET

MAIN STREET

PLAN AS
EXISTING

ARTHURS PLACE

SERVICE AREA

14.75m

NEW ROLLER SHUTTER

CAR PARK
20 CAR SPACES

10.3m

NEW PUBLIC
ENTRANCE
FROM CAR PARK

TAKE DOWN EXISTING
WALL TO FORM NEW
OPENING

TAKE DOWN EXISTING
WALL TO FORM NEW
OPENING

KITCHEN

WC

WC

ELECT.
STORE

OFFICE

EXISTING
ENTRANCE
FROM
CAR PARK

TOTAL FLOOR AREA:
AREA: 752m.sq.
AREA: 8085sq.ft.

TOTAL REATIL AREA:
AREA: 700m.sq.
AREA: 7535sq.ft.

PEDESTRIAN ENTRANCE TO MAIN STREET

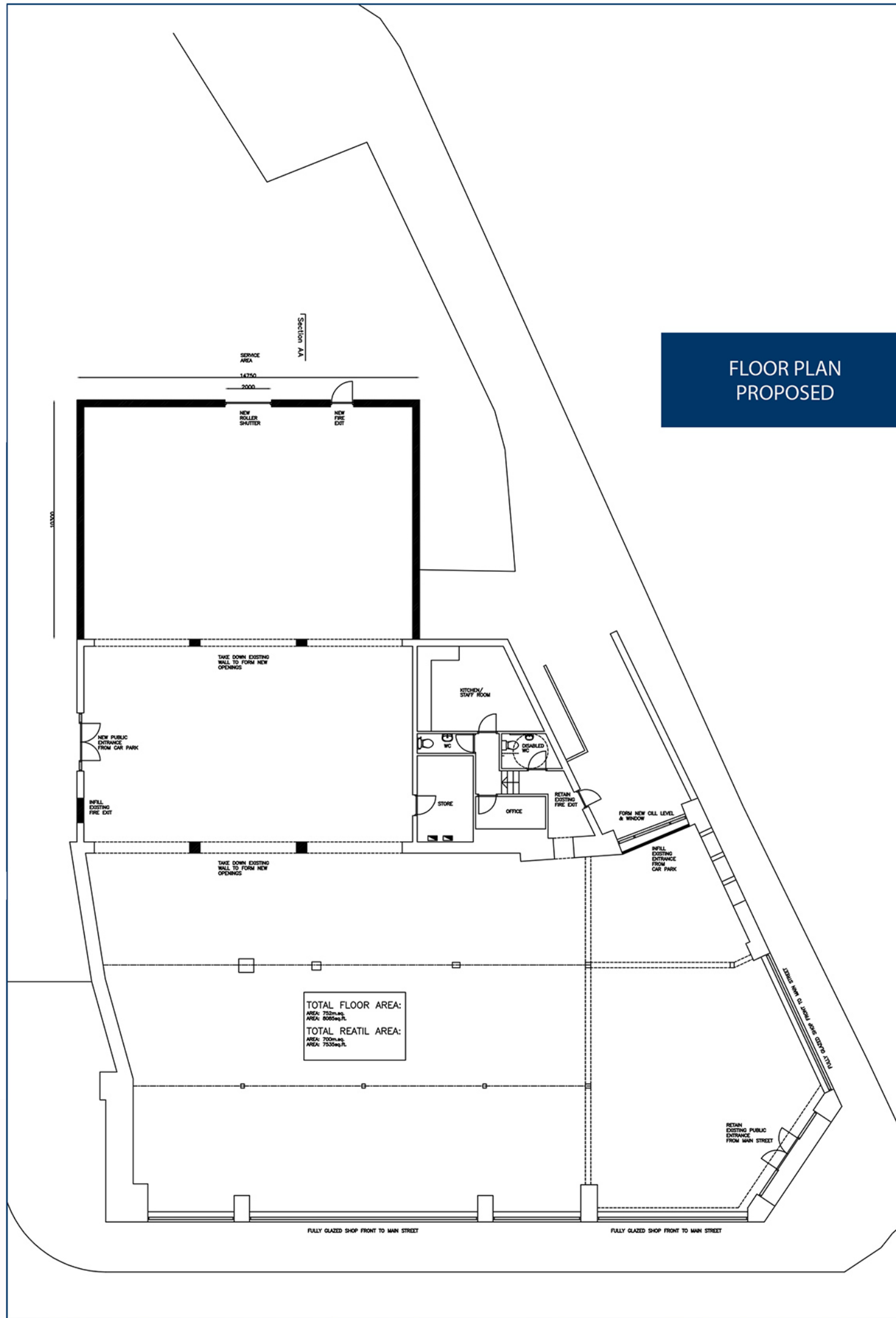
FULLY GLAZED SHOP FRONT TO MAIN STREET

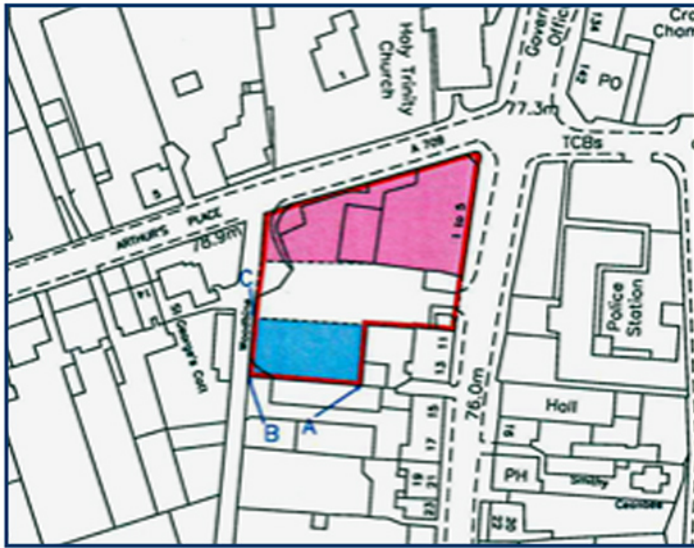
VEHICLE
ENTRANCE

MAIN STREET

PLAN AS
PROPOSED

FLOOR PLAN
PROPOSED





Location

Lockerbie is well connected on the main trunk road network via the M74 and is also situated on the main railway line forming part of the West Coast mainline linking ultimately with Glasgow to the north and Carlisle & London to the south. Neighbouring occupiers include, Tesco, Lockerbie Police Office, Home Bargains & Bells of Lockerbie.



Subjects

The subjects comprise a prominent single storey building of traditional sandstone construction with steel framed extension to the West surmounted by a pitched roof. The subjects benefit from loading area off Arthur's Place with parking to the rear accessible from Main Street & Arthur Street for approx 20 vehicles. The subjects benefit from extensive glazed frontage facing onto Main Street with return frontage onto Arthur's Place with access gained via a recessed doorway situated at the junction facing onto Goods Station Road.

Internally the subjects were previously utilised as an extensive retail space with floors being overlaid by a mixture of linoleum and ceramic tile with lighting provided by way of ceiling mounted fluorescent strips. The subjects have been partitioned to the rear to form extensive storage area, office, staff facilities and w.c.

The rear of the subjects also benefits from loading bay, with the subjects potentially capable of alternative uses such as gymnasium, soft play, nursery alternatively could be partitioned to form multiple units

AREA

Ground: 770.74sqm (8,298sq ft)

AREA

Ground: 770.74sqm (8,298sq ft)

NAV/RV

The subjects have been assessed and entered onto the valuation roll with the following NAV/RV with the following; £45,000

PROPOSAL

The subjects are available on a new full repairing and insuring lease for a negotiable term for £45,000p.a.x. Our client is inviting offers for their freehold interest in the subjects.

V.A.T.

All figures quoted are exclusive of V.A.T.

E.P.C.

Available on request

VIEWING

By appointment only

Jas Aujla
Will Rennie

TSA Property Consultants
50 Darnley Street, Pollokshields,
Glasgow G41 2SE

T: 0141 2374324
E: info@tsapc.co.uk



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.