

FOR SALE

Workshop & Yard / Re-development Opportunity

Unit & Yard, Kingholm Quay, Dumfries, DG1 4SU



- Detached Workshop / Store
- Large Yard / Parking Area
- Additional Garden Ground
- Established Business Location
- Convenient to Town Centre
- Suited to Variety of Uses
- Scope for Re-development of Site
- Qualifies for 100% Rates Relief

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 in Kingholm Quay, a former docks area on the eastern side of the River Nith. The surrounding area now comprises a mixed commercial and residential district. Dumfries town centre lies approximately 2.0 miles to the north, with road links via both Kingholm Road and Kingholm Loaning/Glencaple Road.

Nearby occupiers include Hullabaloo to You, Peter Haining Joinery and The Swan bar and restaurant.

DESCRIPTION

The subjects comprise a single storey detached building of solid brick construction surmounted by a metal truss roof, clad with corrugated asbestos sheets incorporating translucent panels for natural daylighting internally. The windows are of metal casement design with single glazing.

There is a vehicle access door within the northern gable together with a pedestrian access door in the southern gable. Both are double timber sliding doors.

There is also a full length lean-to shelter at the rear of the building.

Internally the unit has an approximate eaves height of 2.91m (9ft 6ins). The floor is of solid concrete construction.

The unit is positioned centrally within the site which includes a tarmac drive and parking / yard area together with an additional area of garden ground, currently laid to grass. The drive is secured by a full width metal gate.

FLOOR AREA / SITE AREA

The building has a gross internal floor area of 73.87 sq.m (795 sq.ft) or thereby.

The total site area extends to approximately 0.354 Ha (0.87Ac).

SERVICES

We understand the property is connected to a 3-phase mains electricity supply.

PURCHASE PRICE

Purchase offers around £75,000 are invited.

RATING ASSESSMENT

RV - £2,000.

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

PLANNING

The unit is suited to a variety of commercial uses and the site offers scope for re-development, subject to Local Authority 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 will be responsible for LBTT, registration dues and VAT where applicable.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT. Prospective purchasers are advised to satisfy themselves independently as to the incidence of Value Added Tax in respect of this transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

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