



- Modern showroom
- Easy access to the A74(M)
- Convenient in-town location
- Private parking
- Suited for variety of uses
- Good display frontage
- Open-plan accommodation
- GIA: 322.48m<sup>2</sup> (3,471 ft<sup>2</sup>)

#### VIEWING & FURTHER INFORMATION:

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#### 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 conveniently located fronting Victoria Road in an accessible town centre position, immediately opposite the town's main public car park.

#### DESCRIPTION

The subjects comprise an attached modern car showroom with external ground to the front and parking to the side.

The property is accessed via a shared entrance junction, with parking space available to the left-hand side. The attached workshop has a right of access over the entrance drive whilst the subjects have a right of access over the ground to the rear of the showroom.

The showroom, which lies to the front of the site, was purpose built in 1992 to a Toyota franchise specification.

The building is constructed around a steel portal frame with brick infills and insulated profile metal sheet cladding. Double glazed display windows are installed to the front and side elevations.

Pedestrian access is available at the side and rear elevation whilst the rear elevation also has an up and over vehicle access door.

## ACCOMMODATION

- Open-plan showroom
- Two partitioned offices
- Rear reception desk
- Gents WC
- Ladies / Accessible WC

## FLOOR AREAS

The subjects extend to a gross internal floor area of 322.48 sq.m. (3,471 sq.ft.) or thereby.

## SERVICES

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

Space heating is provided by gas fired ambi-rad heaters.

## PRICE

Offers in excess of £175,000 are invited for our clients' heritable interest in the property.

## RATING ASSESSMENT

The Rateable Value will require to be re-assessed following formal sub-division of the property from the neighbouring workshop premises.

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

## PLANNING / ALTERNATIVE USES

We assume that the subjects benefit from a Sui-Generis consent at present. The property does however offers scope for other alternative commercial 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 will be responsible for LBTT, registration dues and VAT where applicable to any sale.

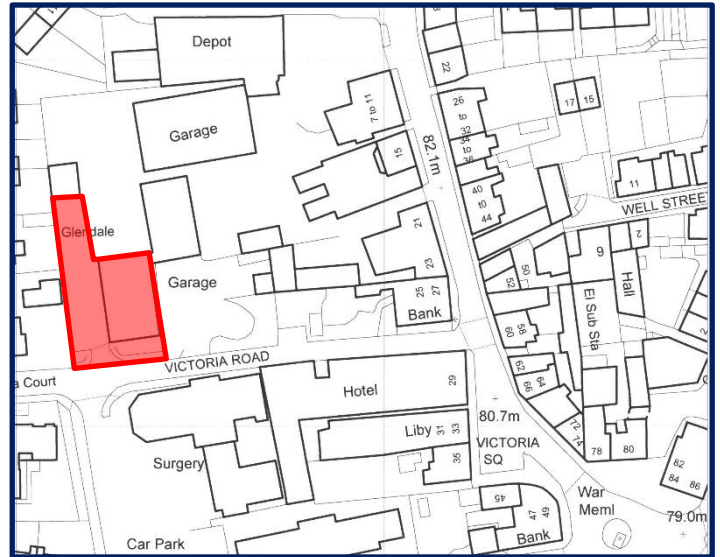
## VALUE ADDED TAX

Prospective purchasers 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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