

FOR SALE

INDUSTRIAL

Detached unit with gantry crane

Sizeable secure yard
(Total site area: 0.172Ha / 0.42Ac)

GIA: 696.35 sq.m. (7,496 sq.ft.)

Edge of town centre position

Well suited to a variety of
commercial uses (STC)

Offers Around £200,000



VIDEO TOUR



WHAT 3 WORDS



WORKSHOP, QUEENSBERRY STREET, ANNAN, DG12 5BL

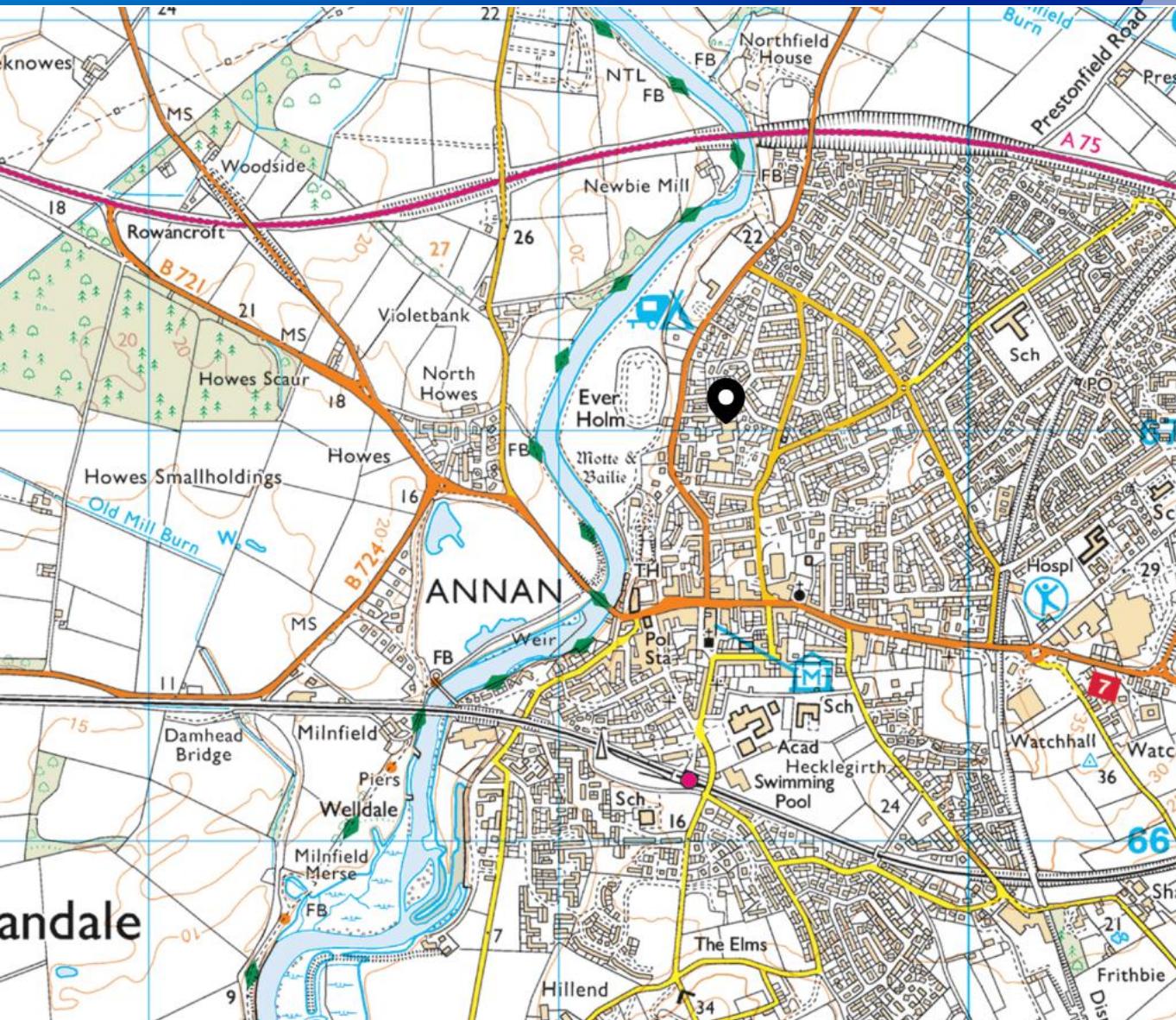
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Location

WORKSHOP, QUEENSBERRY STREET,
ANNAN, DG12 5BL



Versatile edge of town centre industrial premises
with dedicated secure yard.



FIND ON GOOGLE MAPS

The property is set within an established mixed-use district, around quarter of a mile north of Annan High Street.

Annan, with a population of around 8,300, forms the third largest town in Dumfries & Galloway and is the main shopping and administrative centre for the wider Annandale & Eskdale committee area.

The town is bypassed by the A75 trunk road which connects to the A74(M) / M6 motorway at Gretna, around 9 miles to the east.

The A75 also provides a link to the Northern Irish ferry ports at Cairnryan.

In addition, the town benefits from a railway station on the Glasgow South Western Line.

The regional capital of Dumfries lies around 15 miles to the west, with the city of Carlisle circa 18 miles to the southeast.

The property is accessed via Queensberry Street, which connects onto Lady Street / North Street (B722).

Neighbouring commercial occupiers include Alpha Solway, McK Graphics and several local traders.

Access to the A75 is provided around 1.4 miles to the west, via the B721, and 2.0 miles to the east via Stapleton Road.



Description

WORKSHOP, QUEENSBERRY STREET,
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The subjects comprise a former metal fabrication workshop and large secure yard.

The main building is of steel portal frame construction, with concrete block and facing brick infill walls. The roof cladding has been insulated internally and incorporates translucent panels to allow for natural daylighting. The internal eaves height is 4.5m (14ft 9ins) or thereby. An overhead gantry crane is attached to the portal frame.

A steel portal frame extension has been added to the front of the main unit and is clad with insulated composite panels.

Vehicle access is provided by a metal roller shutter door, measuring approximately 4.2m (13ft 9ins) high by 4.2m (13ft 9ins) wide. A secondary door provides direct access into the extension.

Additional accommodation includes a canteen, two toilets and a mezzanine office.

The external yard is secured by metal gates, metal panel fencing and stone walls.

The total site area is around 0.172 Ha (0.42 Ac) or thereby.

FLOOR AREAS	m ²	ft ²
Ground Floor	686.44	7,389
Mezzanine	9.91	107
TOTAL	696.35	7,496

The above floor areas have been calculated from on-site measurements and are stated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



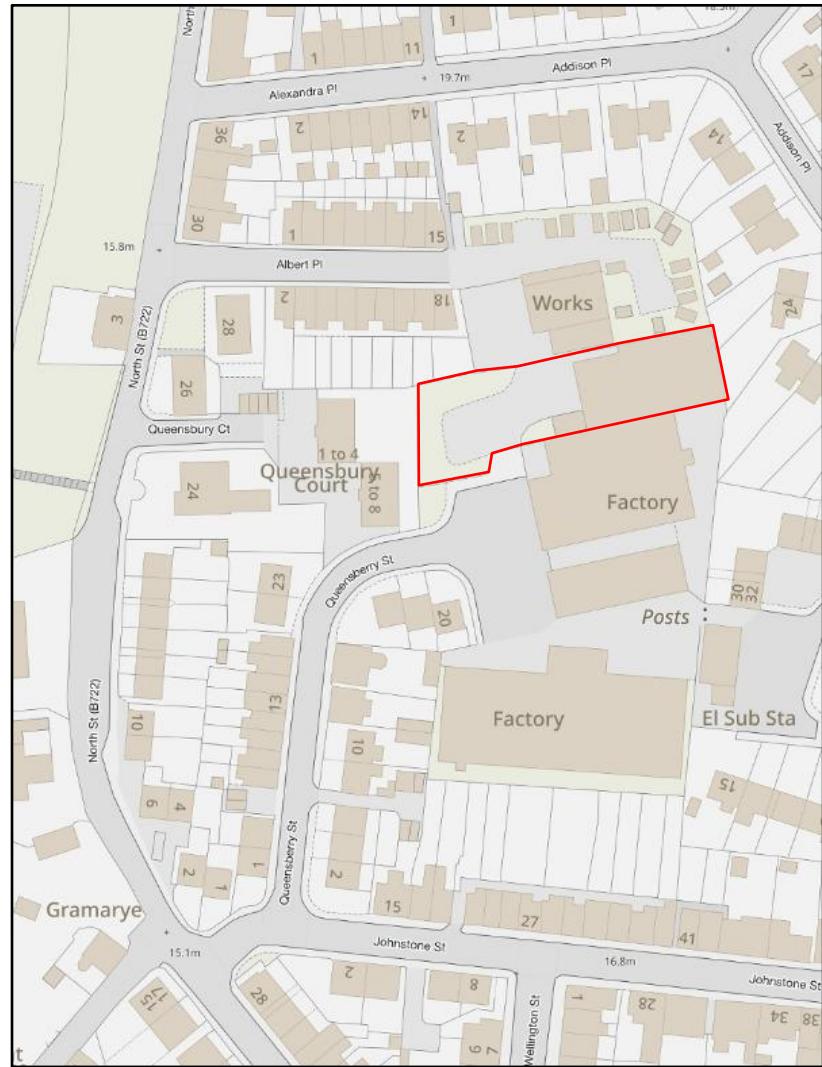
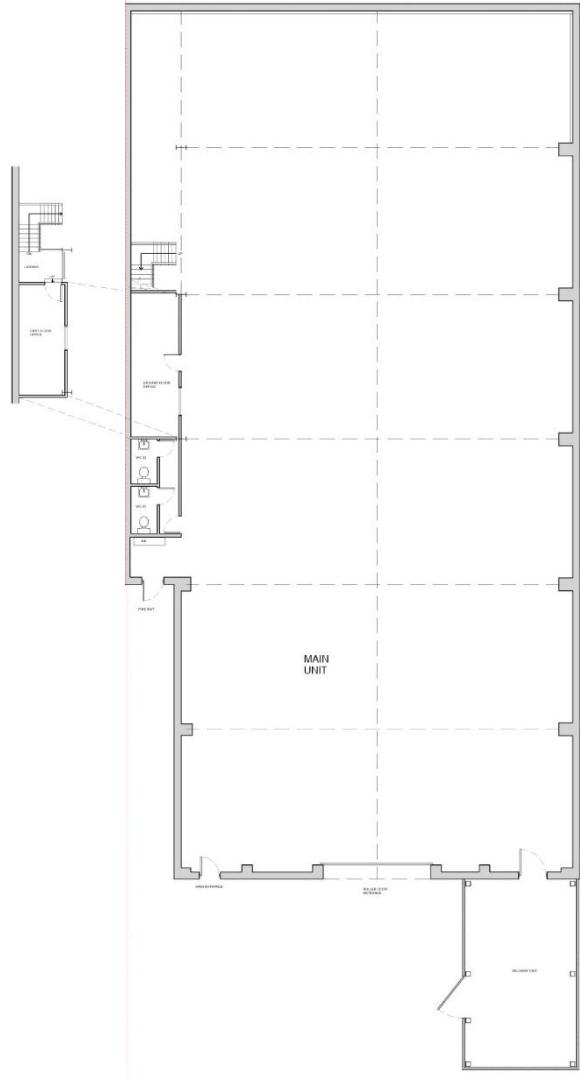
Gallery

WORKSHOP, QUEENSBERRY STREET,
ANNAN, DG12 5BL



Plans

WORKSHOP, QUEENSBERRY STREET,
ANNAN, DG12 5BL





Services

We understand the property is connected to mains supplies of water and three-phase electricity.

Drainage is assumed to be into the public sewer.

Rateable Value

RV - £17,200

The poundage rate for the 2025/26 financial year is 49.8 pence. The current rates payable is therefore circa £8,566 per annum.

Planning

The subjects were last used as an engineering workshop. We therefore assume the property is registered for Class 5 (General Industrial) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Planning permission was recently obtained for various improvement & alteration works (Ref: 24/2593/FUL).

The property is also well suited to a broad spectrum of alternative commercial uses, subject to consents.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE: JUNE 2025

Price

Purchase offers around **£200,000** are invited.

Value Added Tax

We are verbally advised that the property is not VAT elected, however, prospective purchasers are advised to satisfy themselves independently as to the incidence of VAT in respect of this transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

The purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Energy Performance Certificate (EPC)

Energy Performance Rating: D

A copy of the EPC is available on request.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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