

# TO LET

## YARD

Edge of Town Business Park

Prime Trade Counter District

Enclosed Yard with Security Lighting  
(0.086 Ha / 0.21 Ac)

Water, Electricity & Telephone /  
Broadband Connections

Flexible Lease Terms Available

Qualifies for 100% Rates Relief



WHAT 3 WORDS



## YARD, HUNTINGDON BUSINESS PARK, DUMFRIES, DG1 1NF

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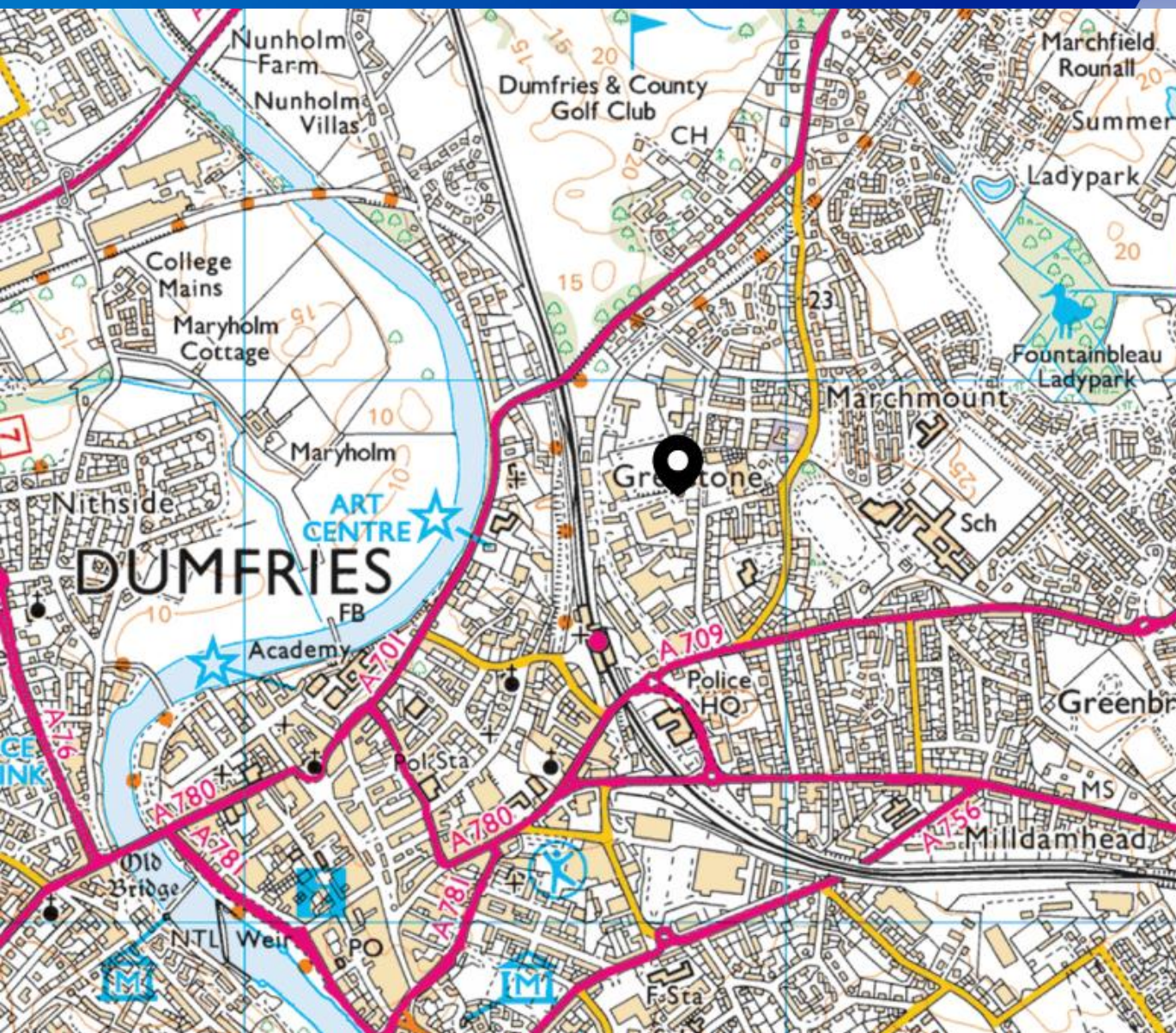






## Location

YARD, HUNTINGDON BUSINESS PARK,  
DUMFRIES, DG1 1NF



**The subjects are set within an established business park and form part of Dumfries' prime trade counter district.**

Dumfries, with a population of around 33,000, is the largest town in Dumfries & Galloway as is therefore southwest 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) / M6 motorway at Lockerbie, although the A75 and A701 offer alternative routes dependant on the direction of travel, with junctions at Gretna and Beattock respectively.

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

Huntingdon Business Park lies on the western side of Huntingdon Road, approximately 250 yards from its junction with St Mary's Street (A709).

Dumfries town centre lies around half a mile to the southwest. The subjects are also within a five-minute walk of Dumfries Train Station.

Nearby occupiers include Caldwell Wright, MKM Building Supplies, C&D Auction Marts, Toolstation, Holland House Electrical, Howdens, Screwfix, Enterprise Car & Van Hire, and Johnstone's Decoration Centre.

**Secure & serviced yard set within accessible business & industry locale**



FIND ON GOOGLE MAPS





# Description

YARD, HUNTINGDON BUSINESS PARK,  
DUMFRIES, DG1 1NF



**Secure yard with compact hardcore surface, enclosed by metal palisade security fencing and double gates.**

The yard extends to approximately 0.086 Ha (0.21 Ac) or thereby.

Additional security is provided by multiple pole-mounted flood lamps.

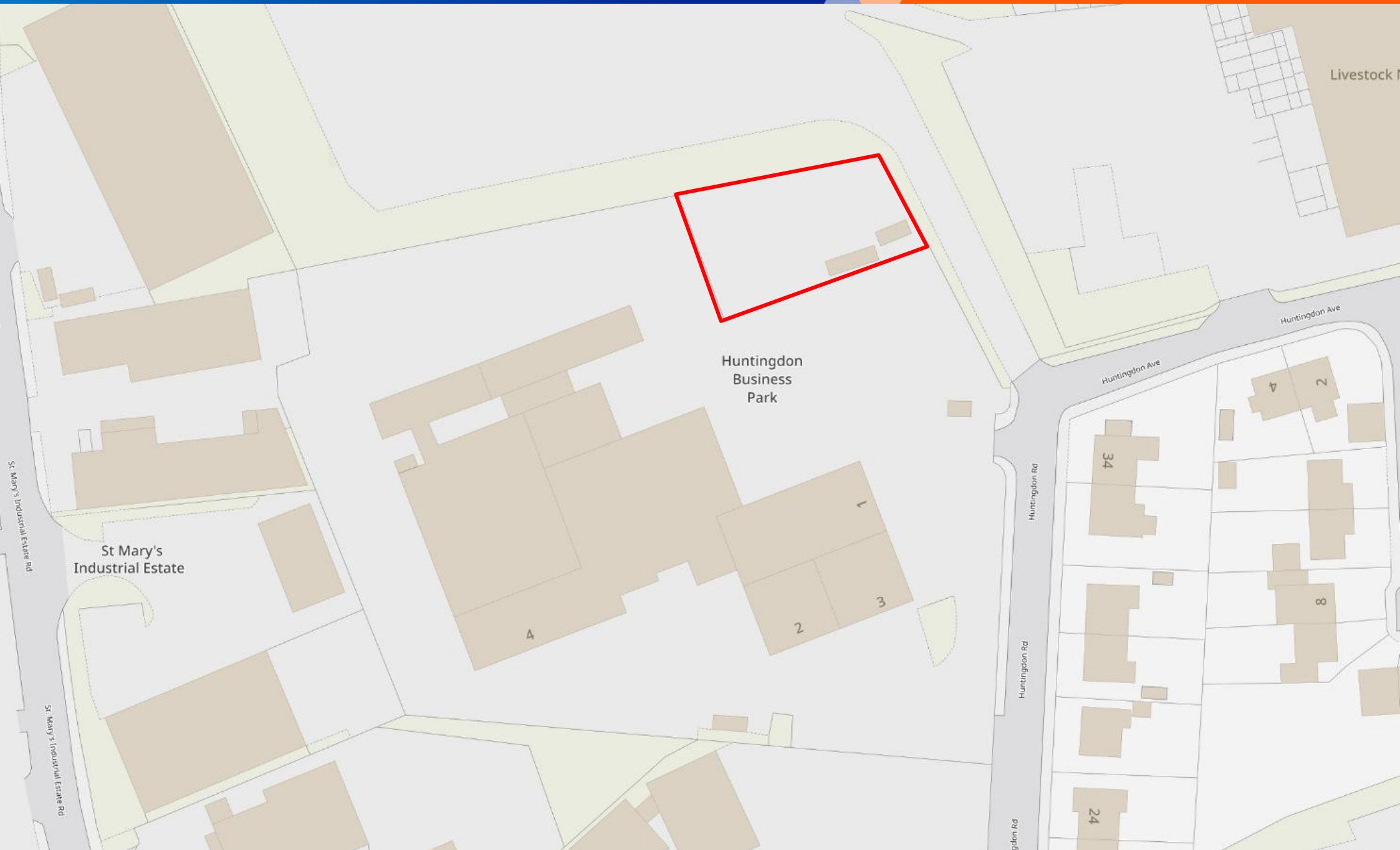
The yard is accessed from a communal circulation area which also serves other neighbouring units within the business park.

Dedicated car parking is available.



# Site Plan

YARD, HUNTINGDON BUSINESS PARK,  
DUMFRIES, DG1 1NF





## Services

The yard is connected to mains water and electricity.

It also benefits from telephone and broadband connectivity.

## Planning

We assume the subjects are registered for Class 4 (Business), Class 5 (General Industrial), and Class 6 (Storage or Distribution) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

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

## Rateable Value

£4,200

The subjects therefore qualify for 100% rates relief under the Small Business Bonus scheme, conditional upon occupier status.

## Rent & Lease Terms

Offers around £12,000 per annum are invited.

The subjects are available by way of a new lease on a Full Repairing and Insuring (FRI) basis, for a flexible term incorporating a regular review pattern.

Tenant incentives may be available.

## Value Added Tax

We are verbally advised that the subjects are not VAT elected.

## Legal Costs

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

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

## 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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