

TO LET

TRADE COUNTER / INDUSTRIAL

Modern detached unit

Primary trading estate serving
Dumfries & surrounding area

Gas heating & double glazing

GIA: 312.06 sq.m. (3,359 sq.ft.)

Qualifies for 25% Rates Relief

Suited to a variety of
commercial uses (STC)



VIDEO TOUR



WHAT 3 WORDS



TRADE COUNTER, ST MARY'S INDUSTRIAL ESTATE,
DUMFRIES, DG1 1NA

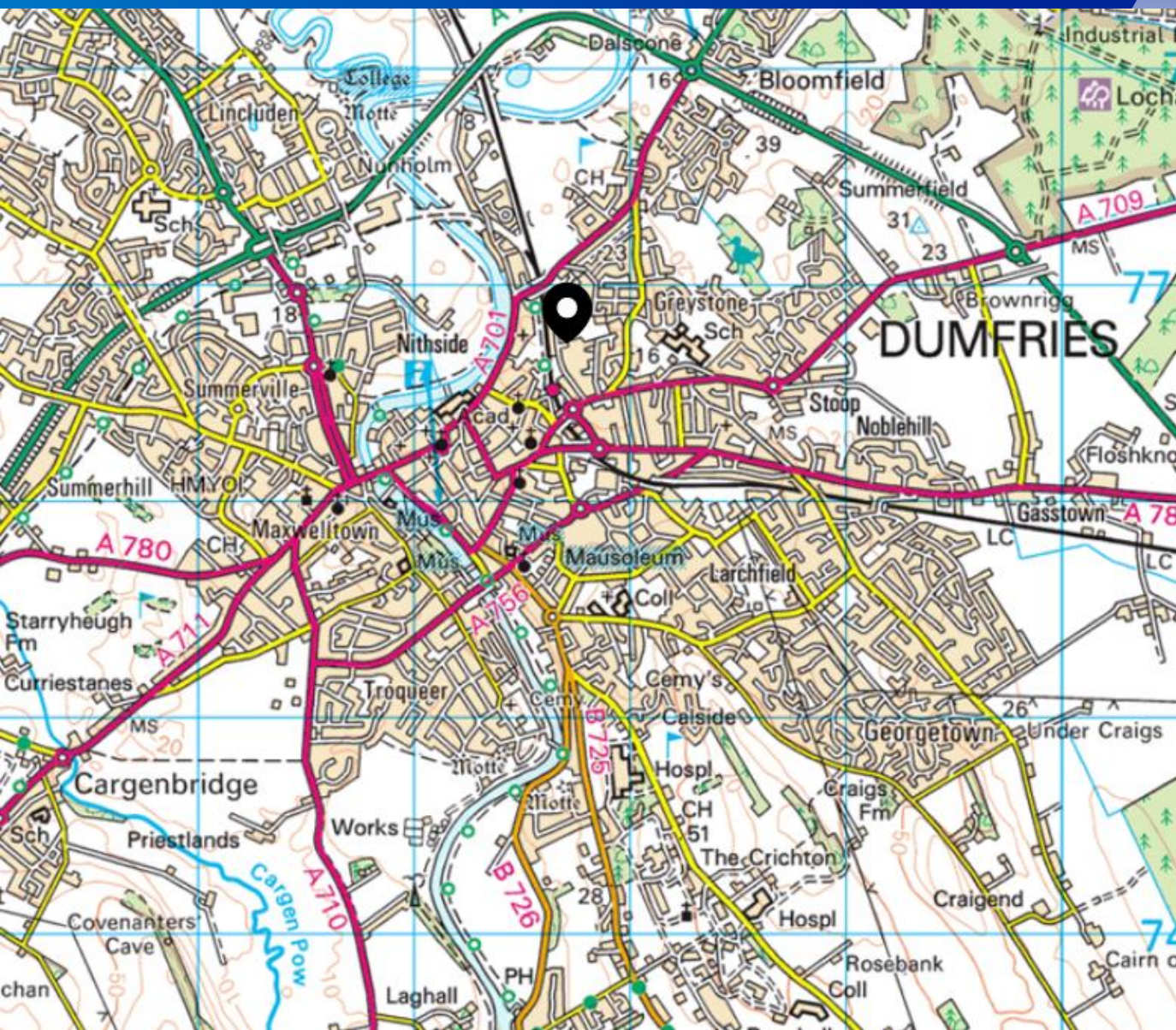
CONTACT: Fraser Carson | f.carson@shepherd.co.uk | 01387 264333
Robert Maxwell | robert.maxwell@shepherd.co.uk | www.shepherd.co.uk





Location

TRADE COUNTER, ST MARY'S INDUSTRIAL ESTATE,
DUMFRIES, DG1 1NA



The property forms part of Dumfries' primary trade counter estate, lying adjacent to the railway station and within close proximity of the town centre.

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.

St Mary's Industrial Estate is host to a strong mix of national and local trade counter businesses, including Toolstation, Holland House, MKM, Johnstone's Decorating Centre, Enterprise Rent-A-Car, Howdens, Screwfix, Wolesey, City Plumbing, Andersons, Dulux Decorator Centre, and Green Parts Specialists.

The A75 bypass lies around 1.4 miles from the estate, via the A709, with Dumfries town centre approximately 550 yards to the southwest.

Modern detached unit within coveted trading estate



FIND ON GOOGLE MAPS



Description

TRADE COUNTER, ST MARY'S INDUSTRIAL ESTATE,
DUMFRIES, DG1 1NA



The subjects were purpose-built around 1990 as a trade counter however the unit is well suited to a broad range of alternative commercial operations.

The building is of steel portal frame construction with cavity block / facing brick dado walls and insulated profile metal sheet cladding.

Translucent panels have been incorporated within the roof to allow for natural daylighting internally.

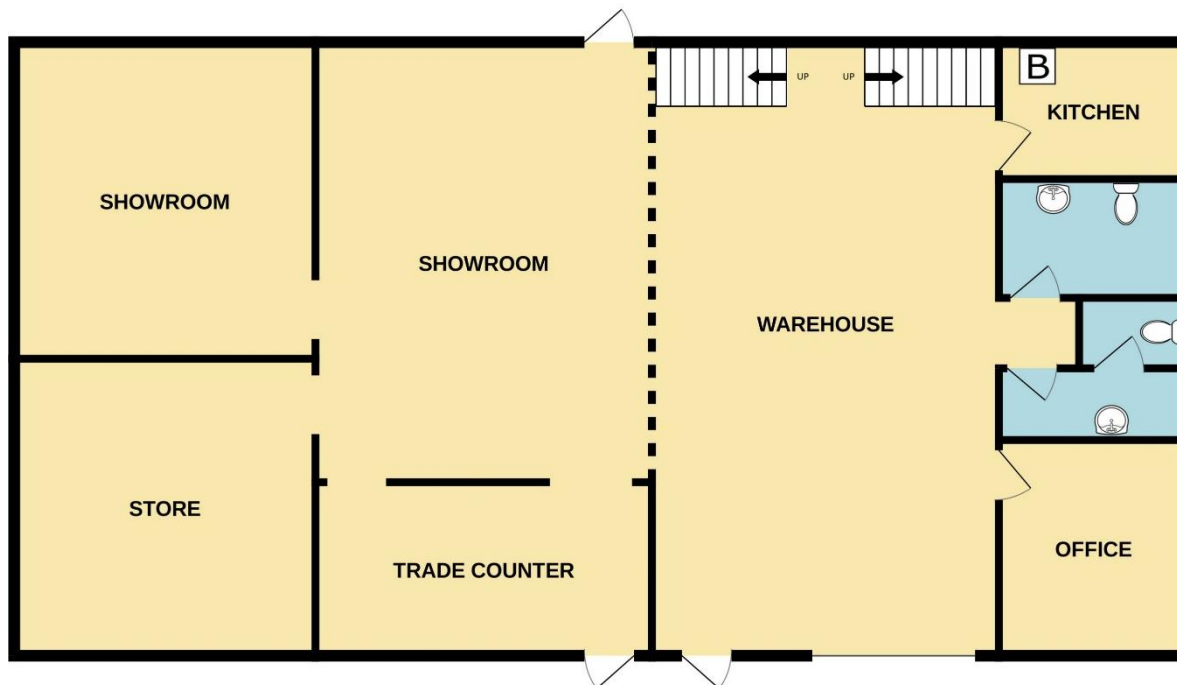
The internal eaves height is circa 4.1m (13ft 5ins).

Vehicle access is provided by a motorised roller shutter door which measures approximately 2.6m (8ft 6ins) wide by 3.0m (9ft 10ins) high.

The unit also benefits from a glazed aluminium casement customer entrance door & side screen, along with an additional personnel door.

The ground floor accommodation is exhibited on the enclosed floor plan, and this has been created using concrete block / timber stud partitions. In addition, there are two mezzanine level storage areas.

A full open-plan layout is achievable, if required.



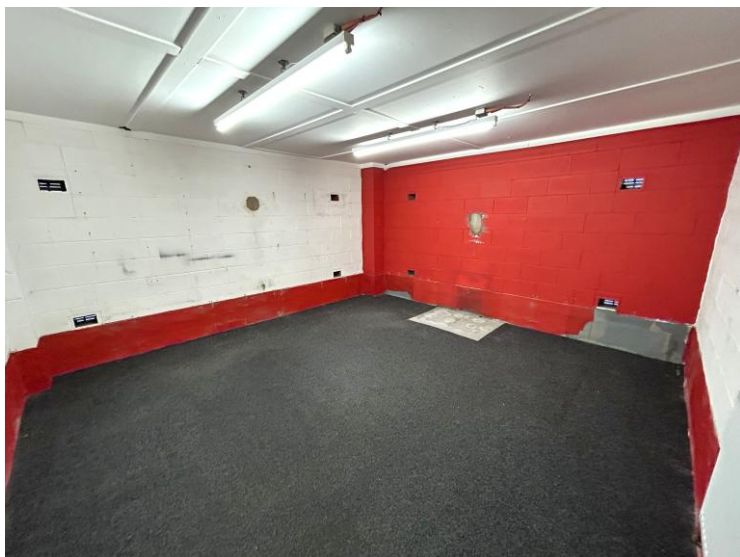
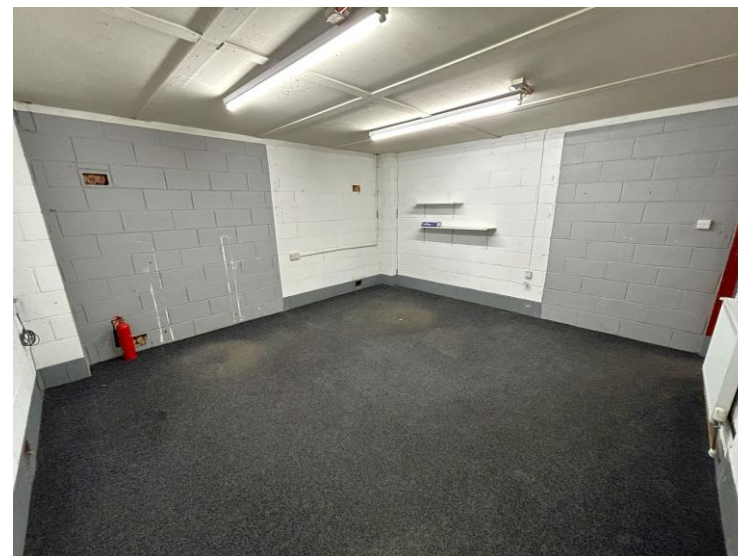
| FLOOR AREAS | m ² | ft ² |
|--------------|----------------|-----------------|
| Ground Floor | 177.22 | 1,908 |
| Mezzanines | 134.84 | 1,451 |
| TOTAL | 312.06 | 3,359 |

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

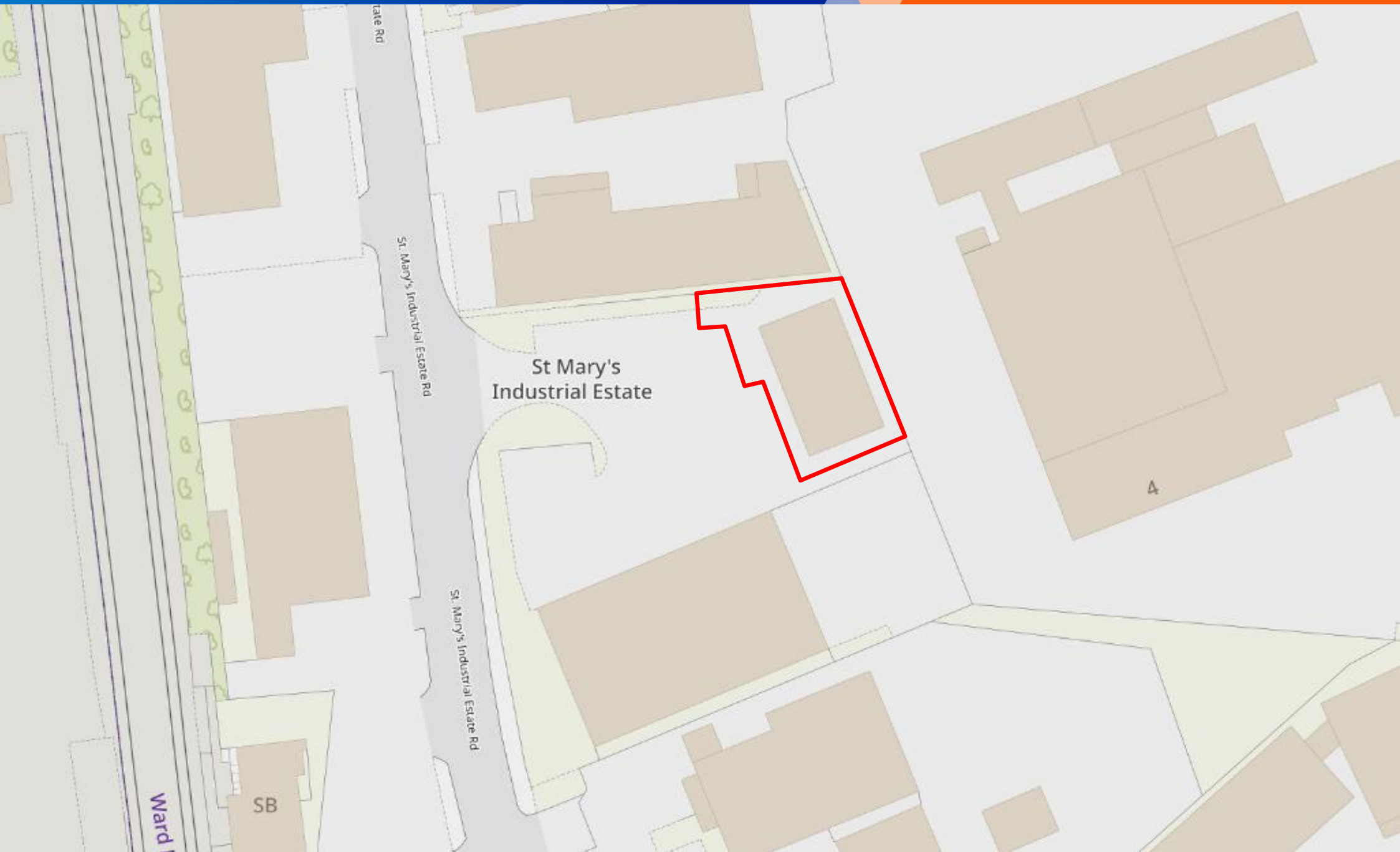
TRADE COUNTER, ST MARY'S INDUSTRIAL ESTATE,
DUMFRIES, DG1 1NA





Site Plan

TRADE COUNTER, ST MARY'S INDUSTRIAL ESTATE,
DUMFRIES, DG1 1NA





Services

We understand the property is connected to mains supplies of water, gas, and electricity, with drainage into the public sewer.

Space heating and hot-water is provided by a gas-fired boiler, which serves a series of wall mounted radiators.

There is also a suspended gas-fired radiant heater.

Rateable Value

£12,200

The property therefore qualifies for 25% rates relief under the Small Business Bonus Scheme, subject to occupier eligibility.

Planning

We assume the property is registered for Class 4 (Business), Class 5 (General Industrial), and/or 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.

Rent & Lease Terms

Rental offers around **£14,400 per annum** are invited.

The property is available by way of a new Full Repairing & Insuring (FRI) lease, for a flexible term, incorporating a regular review pattern.

Tenant incentives may be available, subject to the length of lease agreed.

Value Added Tax

We are verbally advised that the property is 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.

Energy Performance Certificate (EPC)

Energy Performance Rating: Pending
A copy of the EPC is available on request.

Get in Touch

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



Fraser Carson

f.carson@shepherd.co.uk



Robert Maxwell

robert.maxwell@shepherd.co.uk

Shepherd Chartered Surveyors

18 Castle Street, Dumfries, DG1 1DR

t: 01387 264333



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.

shepherd.co.uk