

# TO LET

## INDUSTRIAL

Automotive repair centre  
& MOT testing station

Town centre location with frontage  
onto Whitesands & Irish Street

Private parking & secure yard

GIA: 434.68 sq.m. (4,679 sq.ft.)

Qualifies for 100% Rates Relief

Scope for alternative commercial  
use and possible sub-division  
(subject to consents)



VIRTUAL TOUR



WHAT 3 WORDS



87-89 WHITESANDS, DUMFRIES, DG1 2RX

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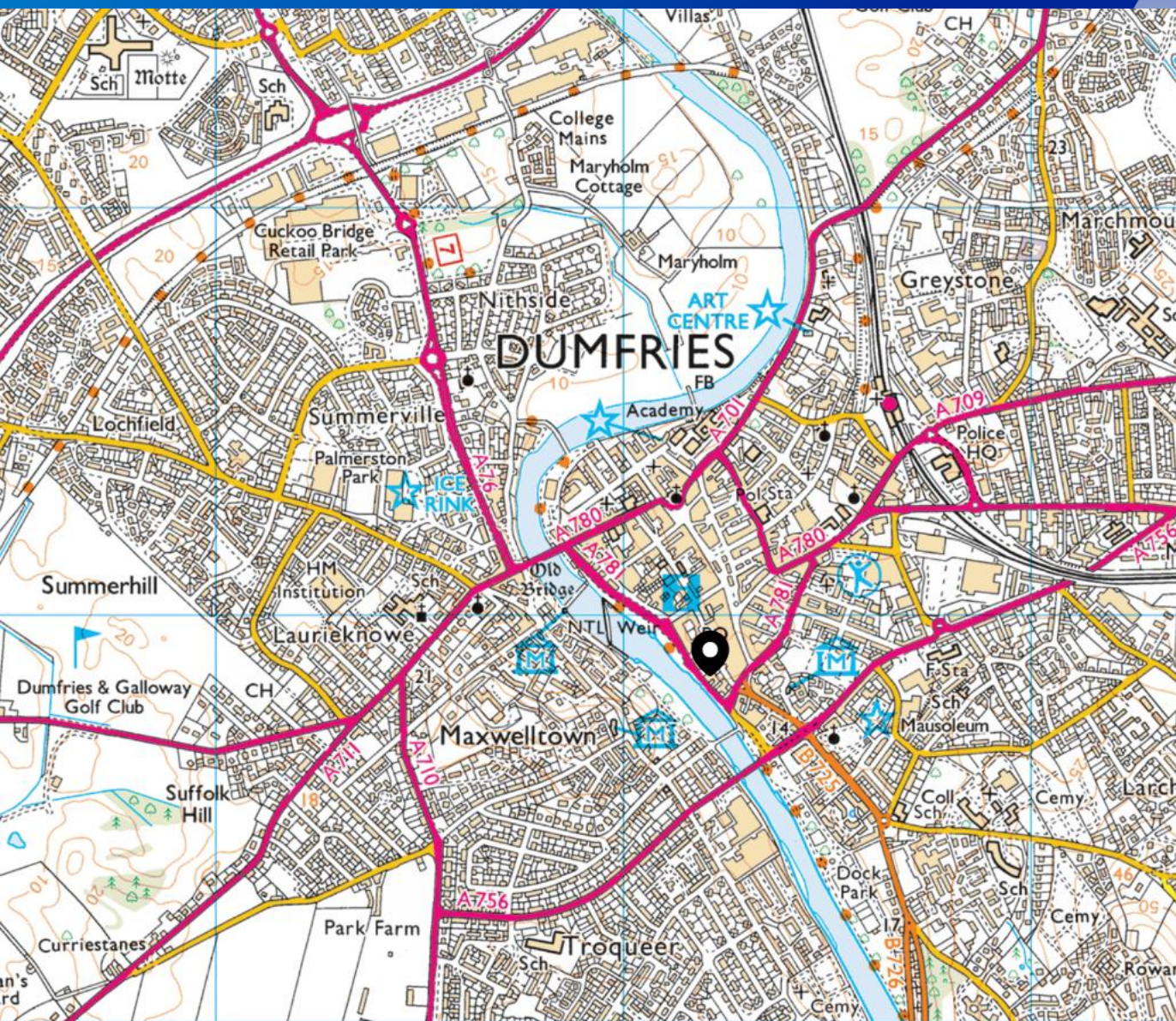






## Location

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The property lies within a mixed-use district at the edge of Dumfries town centre and fronts the riverside thoroughfare of Whitesands together with an ancillary rear entrance off Irish Street.

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.

Nearby national occupiers include Dominos, Citizens Advice Bureau and Marks & Spencer, with other surrounding commercial premises including the Loreburne Shopping Centre, a private members club, professional offices, salons, gym, indoor climbing centre, public houses, licensed restaurants, HMO and private dwellings.

Ample car parking and public transport links are available in the general vicinity.

Prominent double-fronted town centre property



FIND ON GOOGLE MAPS





# Description

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**The subjects are formed over a split-level site with the original lower-ground floor garage facility at the front and an upper-ground floor store added at the rear.**

The original building is of traditional masonry construction, with a partially roughcast and painted external finish, surmounted by a steel truss roof. Translucent panels have been incorporated within the roof cladding to allow for natural daylighting internally.

The rear extension is of brick construction, with a pointed external finish, under a flat roof with metal sheet cladding.

The original building has an internal eaves height of circa 3.9m (12ft 9ins) with the rear extension having a clearance height of around 4.9m (16ft) or thereby.

The private car park to the side of the original building and accessed from Whitesands extends to approximately 310 sq.m. (0.08 Ac). The rear secure yard, accessed from Irish Street, extends to about 217 sq.m. (0.05 Ac).

At present, vehicle access is only available into the main garage, however, there is scope for vehicle access to be granted into the rear extension, subject to consents.

The existing roller shutter door measures 6.7m (21ft 11ins) wide by 3.8m (12ft 5ins) high.

Windows are of double-glazed uPVC casement design.

The internal accommodation is as follows:

## Lower-Ground Floor

Open-plan workshop, reception & customer toilet, stores, staff canteen & staff toilet.

## Upper-Ground Floor

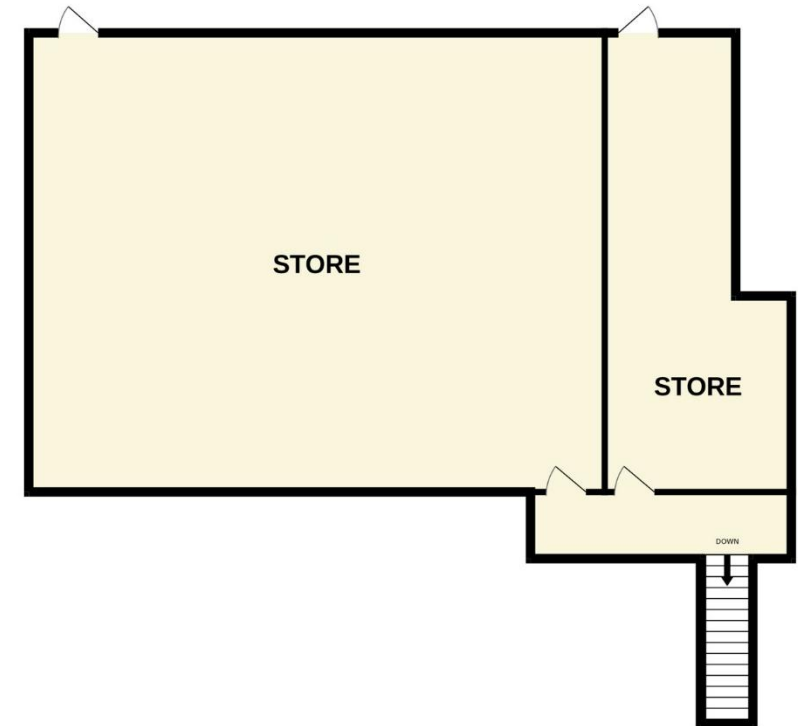
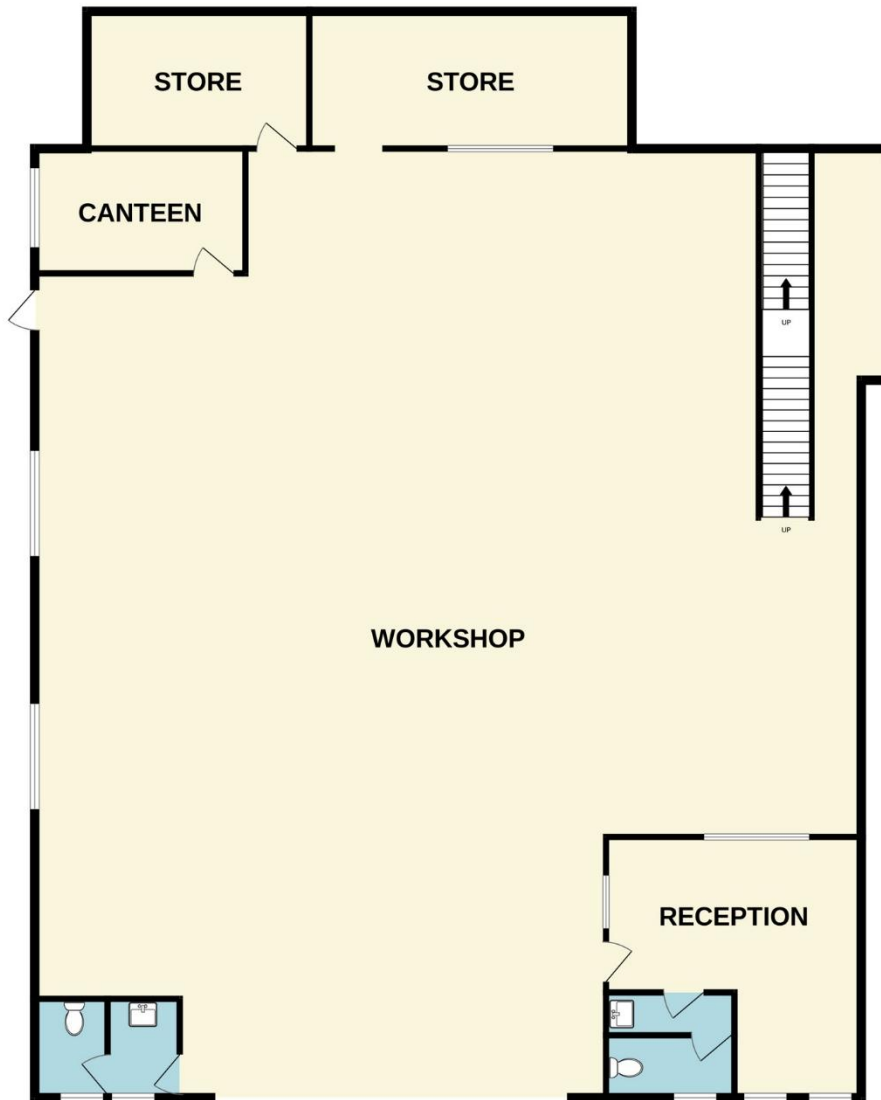
Large open-plan store & ancillary store.





# Floor Plan

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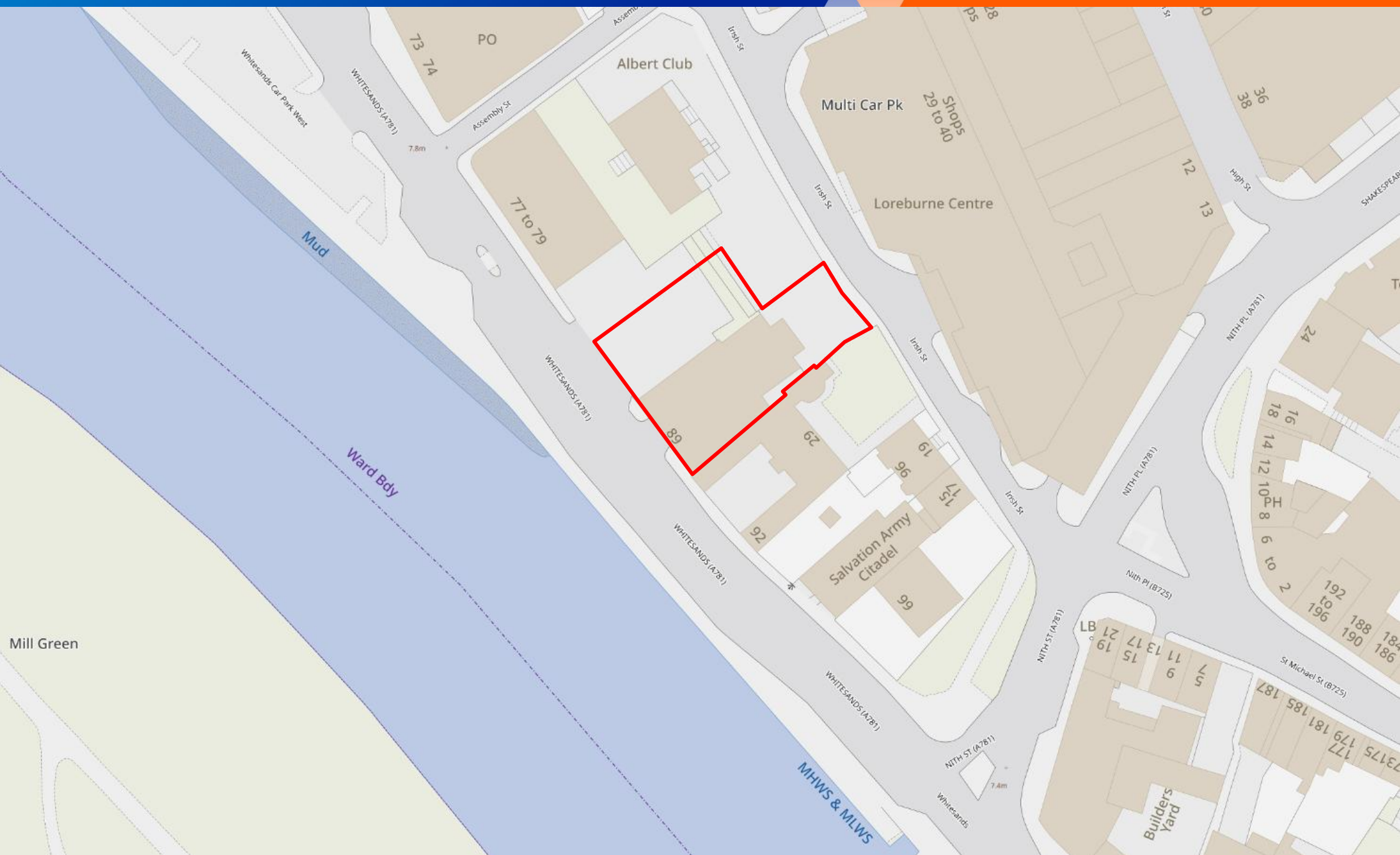
FLOOR AREAS	m <sup>2</sup>	ft <sup>2</sup>
Lower Ground Floor	313.53	3,375
Upper Ground Floor	121.15	1,304
<b>TOTAL</b>	<b>434.68</b>	<b>4,679</b>

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





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## Services & Equipment

We understand the property is connected to mains supplies of water and 3-phase electricity, with drainage into the public sewer. Space heating within the reception and welfare facilities is provided by electric panel radiators.

We understand the automotive trade equipment is owned outright and will be made available to any new occupier.

## Rateable Value

£7,700

The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme, subject to occupier eligibility.

## Planning & Sub-Division

There is provision within the existing lease, subject to prior landlord approval, for any use within Class 4 (Business), Class 5 (General Industrial), and/or Class 6 (Storage or Distribution), all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

In addition, the configuration of the property lends itself to sub-division into two units, subject to landlord and Local Authority consents.

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

## Rent & Lease Terms

Rental offers around **£28,460 per annum** are invited.

The property is available via assignment of the existing Full Repairing & Insuring (FRI) lease, which terminates on 9<sup>th</sup> April 2033.

Alternatively, offers for a new sub-lease will also be considered.

Further details on the existing lease, along with potential incentives etc. are available on application.

## Value Added Tax

We are verbally advised that the property is VAT elected.

## Legal Costs

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

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

## Energy Performance Certificate (EPC)

Energy Performance Rating: C  
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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