

TO LET

SHOWROOM / TRADE COUNTER

Detached unit with parking,
yard & secure compound

Primary trading estate serving
Dumfries & surrounding area

GIA: 391.19 sq.m. (4,211 sq.ft.)

Large display windows &
open-plan layout

Suited to a variety of
commercial uses (STC)

Rent On Application



VIRTUAL TOUR



WHAT 3 WORDS



SHOWROOM / 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

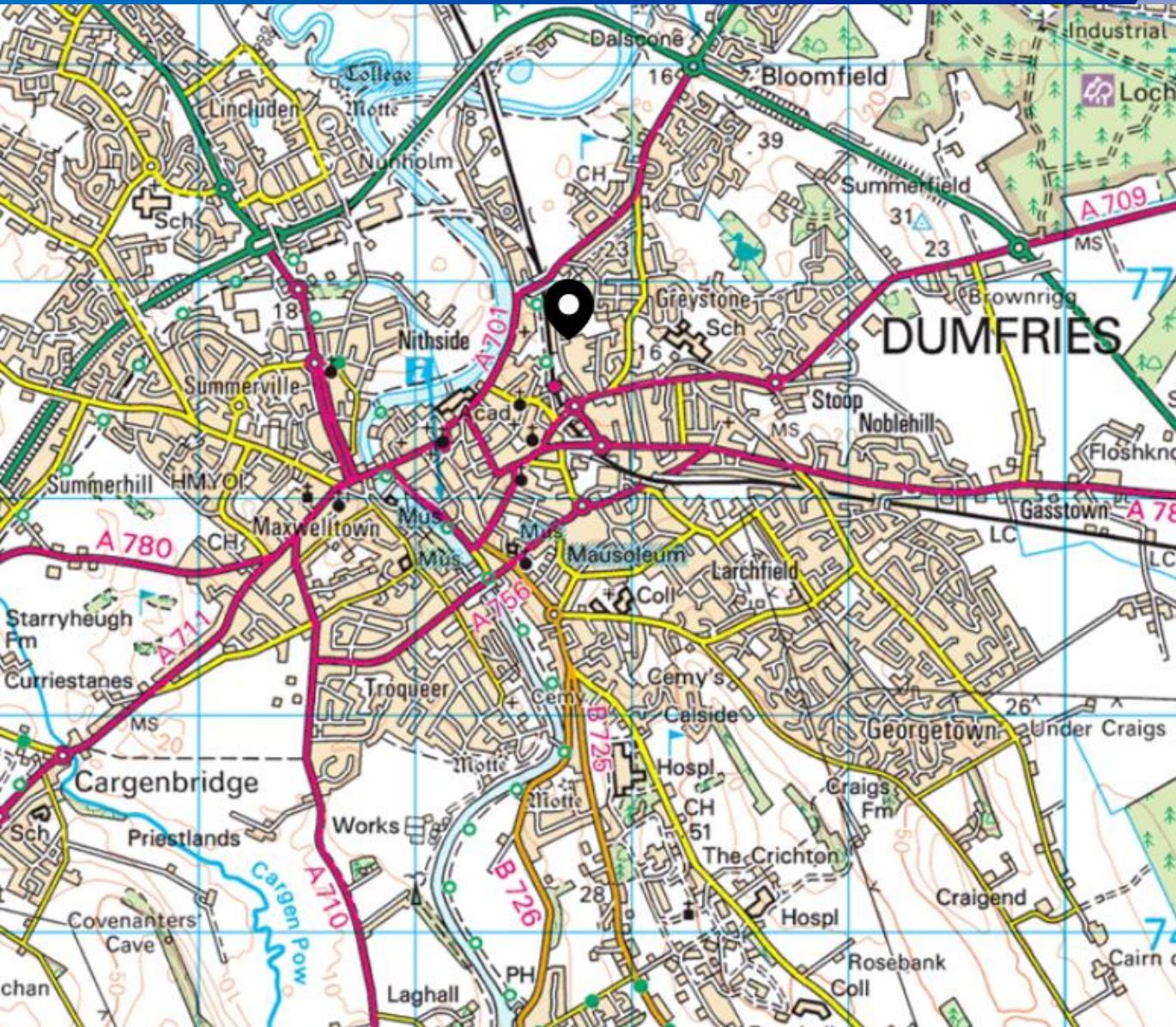

SHEPHERD
COMMERCIAL



Location

SHOWROOM / TRADE COUNTER,

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



Prominent unit within coveted trading estate



FIND ON GOOGLE MAPS

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.

Connections to the A74(M) / M6 motorway are available at Lockerbie via the A709, Gretna via the A75, and Beattock via the A701.

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, Wolseley, City Plumbing, Andersons, Dulux Decorator Centre, and Autoshop.

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



Description

SHOWROOM / TRADE COUNTER,

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



The subjects comprise a well-established showroom / trade counter unit that benefits from ample dedicated parking and yardage.

The detached building appears to be of steel frame construction with masonry in-fills and a painted roughcast external finish. The pitched roofs are clad with metal profile sheets.

There are five large display windows and fascia signs together with a glazed uPVC casement customer entrance door set within the main elevation.

Vehicle access is provided via a door set within the northern gable elevation.

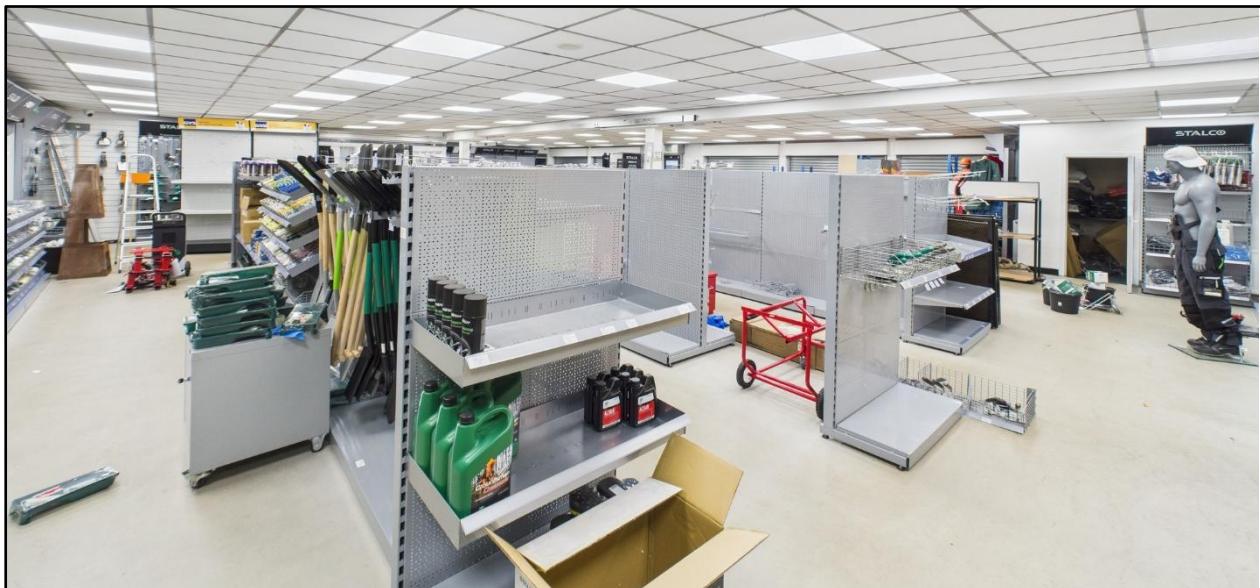
Windows and doors are secured out-of-hours by a combination of internal & external metal roller shutters.

The site is accessible from the estate road via two exclusive entrance junctions. The dedicated parking and yardage has a tarmac surface. In addition, there is a secure compound at the rear of the unit.

The internal accommodation extends to an open-plan showroom / sales area together with a warehouse and ancillary office accommodation / staff welfare facilities.

The concrete floors have a painted / carpeted finish. The walls are painted or slatwall clad. The ceilings are generally formed by suspended acoustic tile grids.

Natural day lighting is augmented by LED panels.



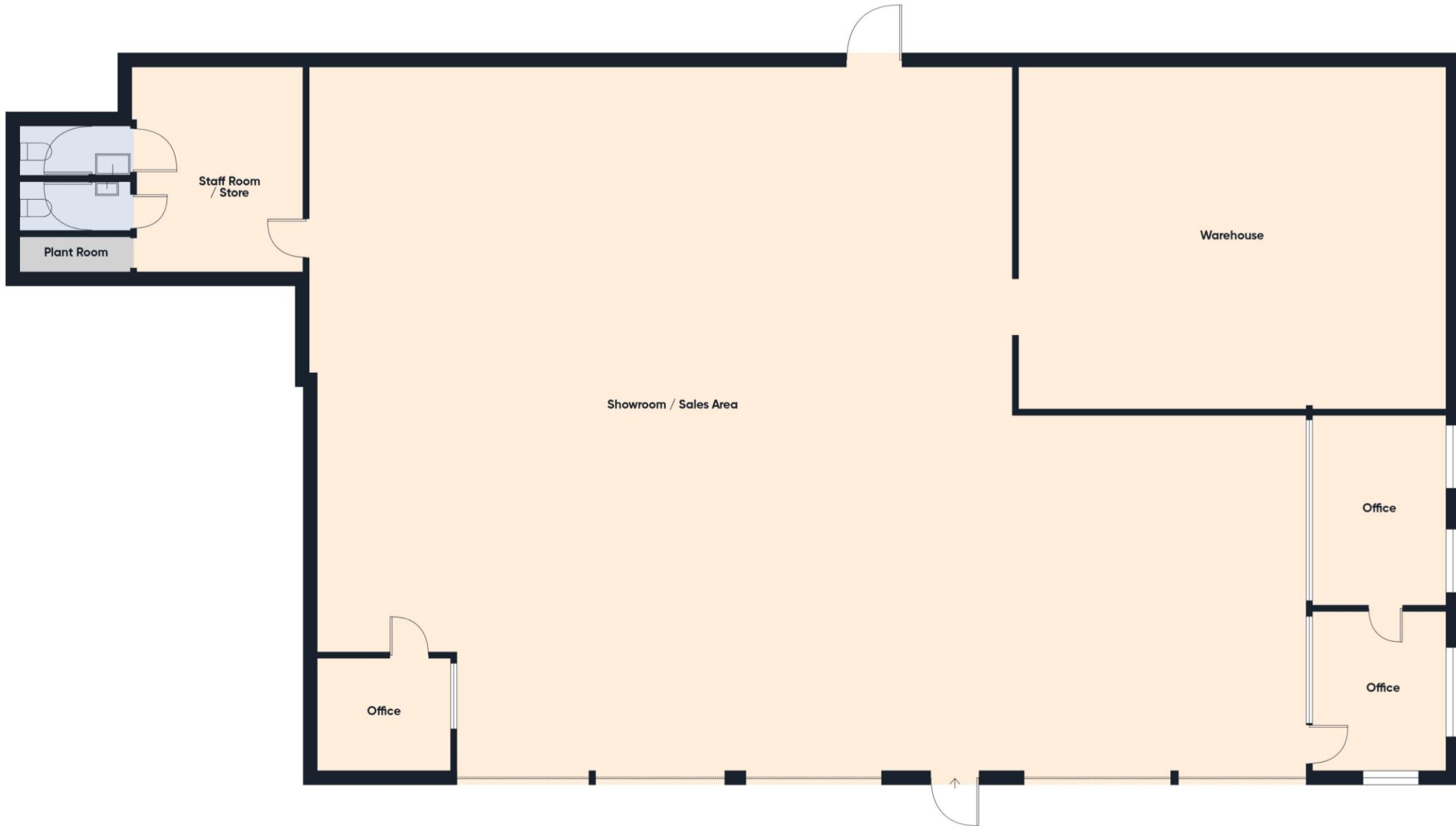
FLOOR AREA	m ²	ft ²
Ground Floor	391.19	4,211

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



Floor Plan

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





Gallery

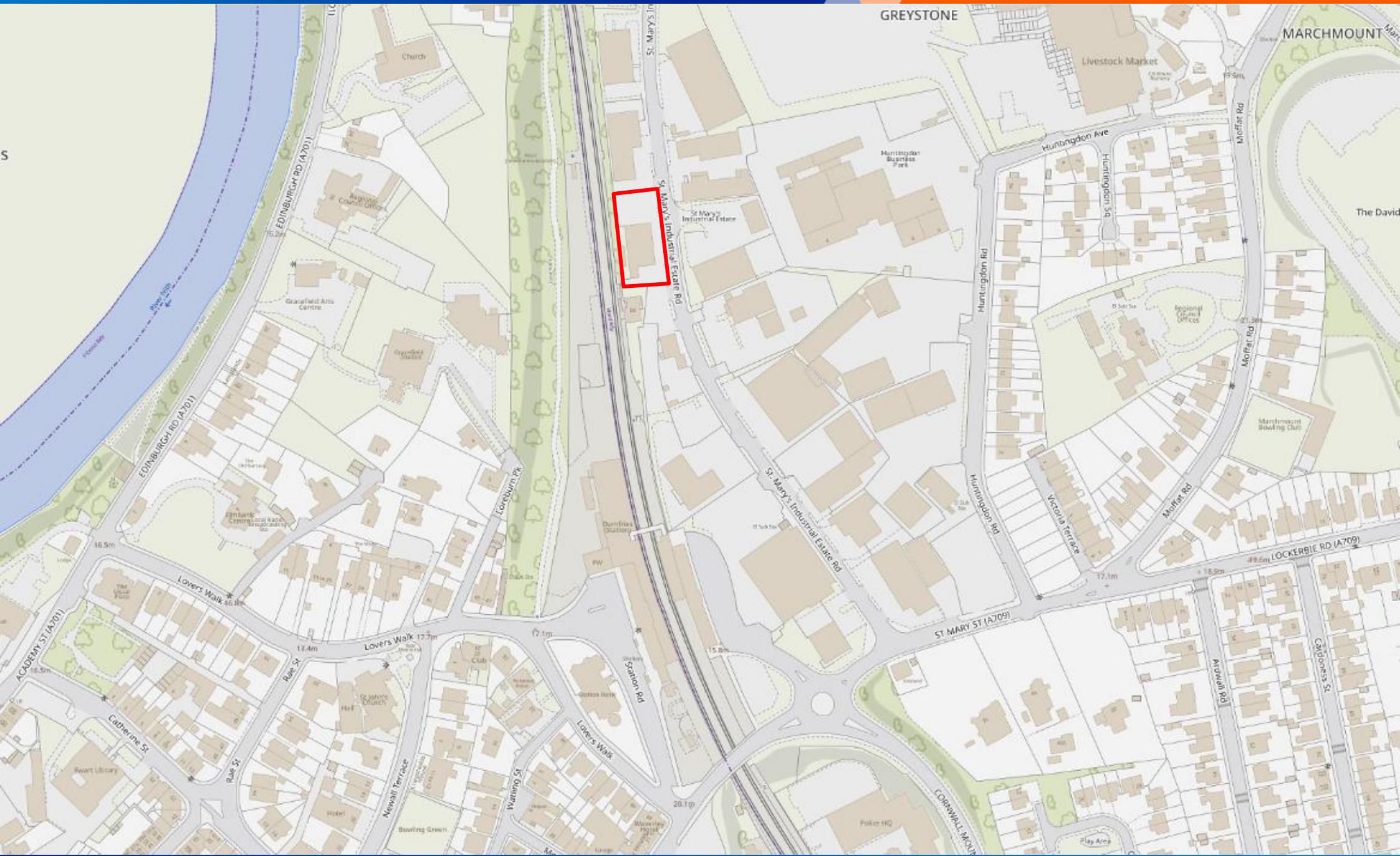
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Site Plan

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





Services

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

Space heating is provided by an oil-fired boiler serving a series of wall mounted radiators.

Hot-water is provided by electric geysers.

Rateable Value

Current RV: £19,800
Proposed RV: £19,500

The poundage rate for the 2026/27 financial year is 48.1 pence. The current rates payable is therefore circa £9,524 per annum.

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.

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: JANUARY 2026

Rent & Lease Terms

Rent on application.

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 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.

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