

FOR SALE

RETAIL

Ground floor retail unit

Rear stores & delivery access

Prime trading position within affluent tourist town

Well suited to a broad range of commercial uses

Qualifies for 100% rates relief (subject to occupier eligibility)

Offers Around £130,000



VIRTUAL TOUR



2-4 WELL STREET, MOFFAT, DG10 9DP

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Location

2-4 WELL STREET, MOFFAT, DG10 9DP



The subjects occupy a prime trading pitch within the heart of the town centre, fronting the main traffic thoroughfare and public car park.

Moffat, with a population of circa 2,500, is an artisanal shopping destination and affluent tourist town located within the Dumfries & Galloway region of southwest Scotland.

The town lies on the A701 which is promoted as a scenic route to Edinburgh, around 53 miles to the northeast.

The main regional town of Dumfries is around 21 miles due south.

Access to the A74(M) motorway is provided at Beattock (Junction 15) which lies around 1.5 miles to the south.

The High Street offers a variety of shops that are mostly occupied by a complementary mix of boutique traders, as well as a healthy provision of reputable hotels, restaurants, cafés and bars.

In addition, the property also fronts the town's extended retailing area along Well Street.

Ample public parking is available over the length of the High Street, with additional parking located opposite the nearby public playpark and boating pond.

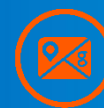
There are public transport links immediately adjacent to the property.

Direct delivery access at the rear of the property is available from Causeway Street.

Prominent retail unit within prosperous former spa town, set on scenic route to Scottish capital.



WHAT 3 WORDS



GOOGLE MAPS



Description

2-4 WELL STREET, MOFFAT, DG10 9DP



The subjects comprise a ground floor unit that forms part of a Category B listed local landmark building with feature clock tower.

The premises extends to three interconnecting sales areas contained within the original 18th century building, together with a series of rear projections and outbuildings that we estimate were added during the mid 20th century.

The original building is of stone construction surmounted by pitched and slate clad roofs.

The sales frontages are of traditional design incorporating display windows and separate entrance doors, with two of the frontages also benefitting from retractable awnings.

The extensions and outbuildings are of brick construction under flat roofs.

The rear delivery access is via a shared gated driveway.

The property was last operated as a butcher's, with the accommodation presently extending to a sales area, prep area, office, wash room, processing area, kitchen, walk-in chillers / freezer, store, two toilets, and an external store.

The current layout could however be easily reconfigured to suit a broad range of commercial uses.

One of the interconnecting sales areas (annotated as 'rental unit' on floorplan) is presently occupied by a limited company and trades as 'lanthe Boutique'.

We understand there is no formal lease and are verbally advised the passing rent is £350pcm.





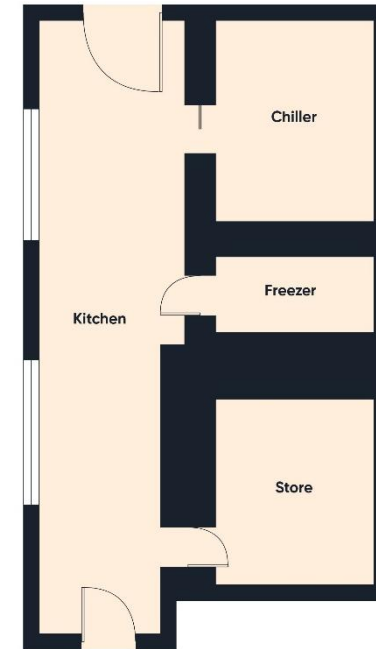






Floor Plans

2-4 WELL STREET, MOFFAT, DG10 9DP



FLOOR AREAS	m ²	ft ²
Main Unit	60.05	646
Rental Unit	17.88	193
Outbuildings	69.59	749
External Store (<i>not shown on plans</i>)	11.00	118
TOTAL	158.52	1,706

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



Site Plans

2-4 WELL STREET, MOFFAT, DG10 9DP





Services

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

Hot water is provided by an electric thermal store and point-of-use electric geysers.

Planning

We assume the property is registered as having a Class 1A (Shops, Financial, Professional and Other Services) consent, 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

Main Unit: £6,800
Rental Unit: £3,450

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

Price

Purchase offers around **£130,000** are invited for our client's heritable interest.

Value Added Tax

All prices, rents and premiums, where quoted, are stated exclusive of VAT.

Prospective purchasers are advised to satisfy themselves independently as to the incidence of Value Added Tax.

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: Pending
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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