

FOR SALE

On the instructions of:



**REDEVELOPMENT
OPPORTUNITY**

Semi-detached single storey building

GIA: 260.78 sq.m. (2,807 sq.ft.)

Established mixed-use district
convenient to town centre amenities

Guide Price: £30,000 + VAT



VIDEO TOUR



WHAT 3 WORDS



**FORMER OFFICE / STORE,
MARCHMOUNT AVENUE, DUMFRIES, DG1 1NR**

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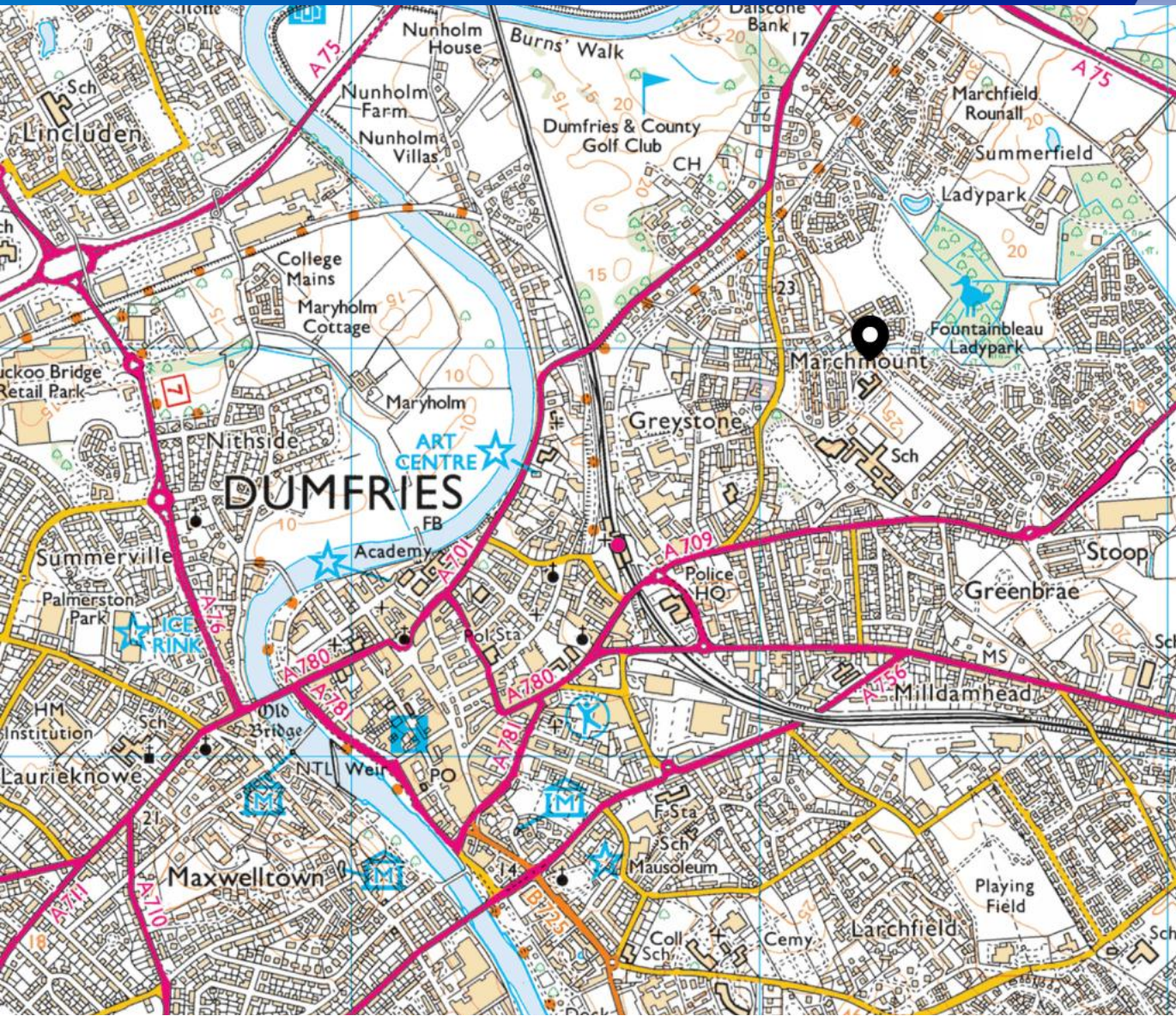
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Location

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The property is set within an established mixed-use district convenient to town centre amenities and lies adjacent to the new Dumfries High School.

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.

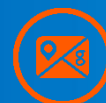
The subjects lie on the eastern side of Marchmount Avenue, which is accessed from Moffat Road.

Nearby commercial properties include light industrial units, office premises, an athletics centre, and a secondary school.

Surrounding residential dwellings include mid 20th century semi-detached bungalows & houses, together with more modern detached bungalows. The subjects also back onto the expanding Marchfield housing development.

The A75 bypass lies around 1 mile to the north, with Dumfries town centre approximately 1 mile to the southwest.

Edge of town centre redevelopment opportunity



FIND ON GOOGLE MAPS



Description

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The subjects comprise a semi-detached single storey building that offers potential for various commercial uses or possible redevelopment (STC).

The property was purpose-built to house electrical power transfer equipment, with ancillary office / storage and welfare accommodation.

Having been decommissioned some time ago, the building is now in a general state of disrepair.

The main walls are of brick construction, with a roughcast / facing brick external finish, surmounted by a flat roof.

Pedestrian access is gained via two double-doors.

Natural daylighting is provided by single-glazed metal casement windows, as well as a large apex roof lantern.

Internally, the accommodation extends two three former plant rooms, accessed from a single corridor, together with two interlinking office / store rooms, and a toilet facility.

Externally, the site extends to the footprint of the building together with a narrow strip of amenity land along the southwestern elevation.

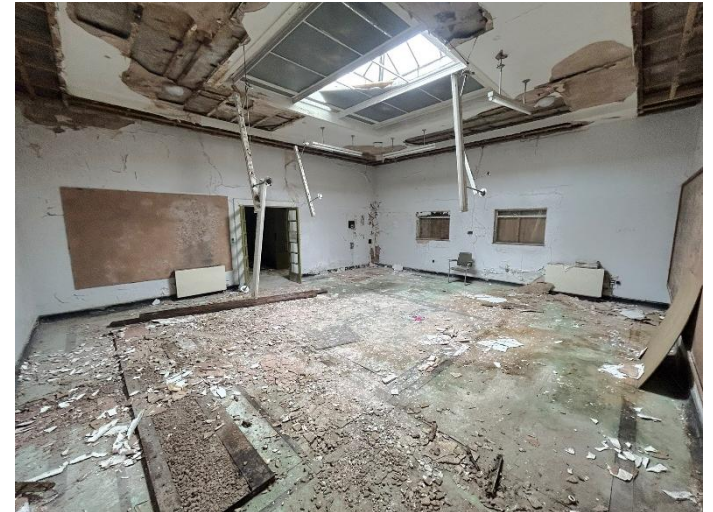
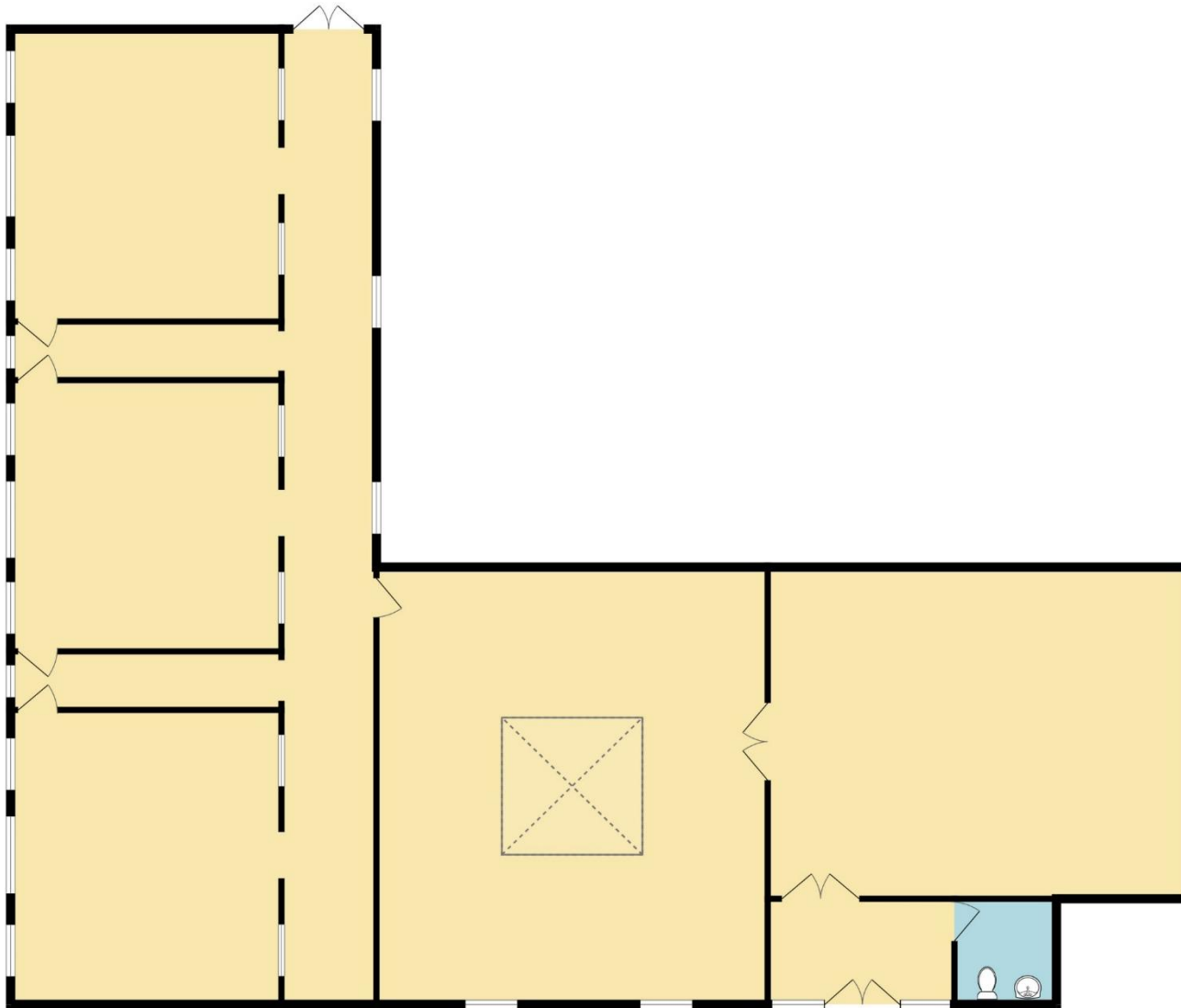
Accommodation	m ²	ft ²
Ground Floor	260.78	2,807

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).



Floor Plan

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Site Plans

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Services

It is assumed the building is connected to mains supplies of water, gas and electricity, although we understand it is currently de-energised.

Drainage is assumed to be into the main public sewer.

Prospective purchasers must however satisfy themselves independently in respect to mains service connections.

Planning

It is assumed the subjects benefit from Class 4 (Business), Class 5 (General Industrial) and/or Class 6 (Storage or Distribution) consent in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The subjects are however suited for redevelopment, subject to Local Authority consents.

Interested parties must make their own planning enquiries directly with Dumfries & Galloway Council.

Rateable Value

The subjects will require to be reassessed upon completion of the sale.

Price

Purchase offers around **£30,000 + VAT** are invited for our clients' heritable interest.

VAT

We are verbally advised that the subjects are VAT elected.

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

Energy Performance Rating: C

A copy of the EPC is available upon 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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