

FOR SALE

OFFICE / WORKSHOP

Edge of town centre location

GIA: 174.36 sq.m. (1,877 sq.ft.)

Secure private parking & yard

Qualifies for 100% Rates Relief
(subject to occupier eligibility)

Suited to a variety of commercial
uses & residential redevelopment
(subject to consents)

Offers Over £90,000



GOOGLE MAPS



WHAT 3 WORDS



78 BROOMS ROAD, DUMFRIES, DG1 2LA

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The property is situated in an accessible area at the edge of Dumfries 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.

The property is set on the southeastern side of Brooms Road, between its junctions with St Michael Street and Glebe Street, in an established mixed-use district around 300 yards from the town centre.

The subjects lie immediately opposite Brooms Road public car park, with public transport links also available within easy walking distance.

Nearby commercial premises include Lidl & Morrisons supermarkets, a Scottish Power depot, Dumfries Fire Station, The Range homeware store, DG1 Leisure Complex, the Cairndale Hotel & Spa, and Kwik Fit tyre & MOT centre.

Neighbouring residential properties comprise a mix of traditional flats and villas, together with post-war former Local Authority flats and more modern social housing / private retirement developments.



Description

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The subjects comprise a versatile single-storey office & workshop building with secure private parking and yard.

The building is of brick / block construction and surmounted by a pitched and profile metal sheet clad roof.

The internal accommodation extends to the following:

- Office
- Workshop / Training Room
- Stores
- Garage
- Kitchen
- Male & Female Accessible Toilets

The floors are of concrete construction with a mix of carpet, vinyl, and painted finishes. The walls are partially lined and have a painted finish. Ceilings are formed by suspended tile grids or are lined and painted.

The office is accessed via glazed external double-doors with side screens. The workshop / training room is also accessed via external double-doors. The door into the garage measures approximately 2.95m (9ft 8ins) wide by 2.5m (8ft 2ins) high.

Access to the property from Brooms Road is via a vehicular pend, which can be secured out-of-hours by a metal roller shutter.

The private parking and yard area has a tarmac surface and can be secured by a metal gate.

In addition to the main building, there is also a separate lock-up store located on the opposite side of the yard.



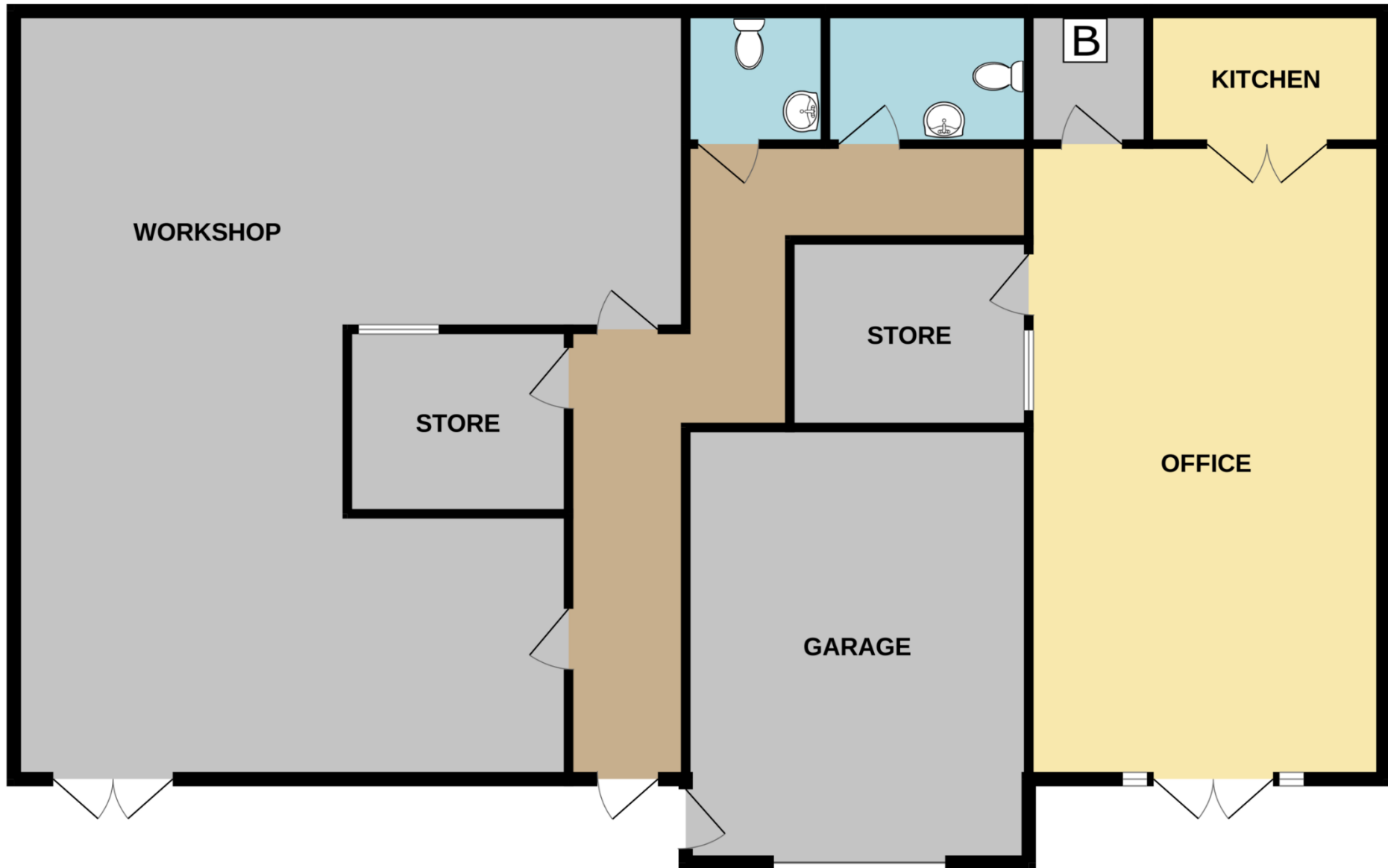
FLOOR AREAS	m ²	ft ²
Ground Floor	174.36	1,877

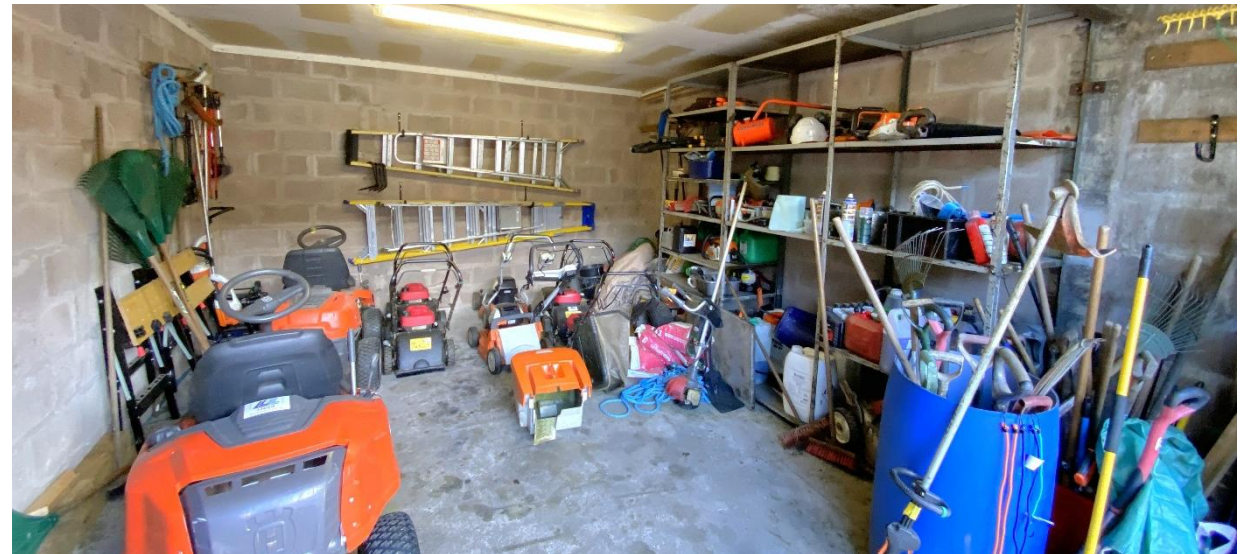
The above floor area has been calculated from on-site measurements and is stated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plan

78 BROOMS ROAD, DUMFRIES, DG1 2LA







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 serving wall mounted radiators.

A fire alarm system has also been installed.

Planning

The property is currently used as an office, workshop and training centre.

We therefore assume the property is registered for Class 4 (Business) and/or Class 10 (Non-Residential Institutions) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property is however well suited to a broad spectrum of alternative commercial uses or possibly residential redevelopment, subject to Local Authority consents.

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

Rateable Value

£5,600

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

Price

Purchase offers over **£90,000** are invited for our client's heritable interest.

Value Added Tax

Prospective purchasers are advised to satisfy themselves independently as to the incidence of VAT.

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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