

FOR SALE

WORKSHOP / REDEVELOPMENT

Single storey unit &
private parking / yard

GIA: 80.91 sq.m. (871 sq.ft.)

Edge of town centre
mixed-use district

Suited to a variety of commercial
uses or residential development
(subject to consents)

Offers Around £65,000



WHAT 3 WORDS



GOOGLE MAPS



10 TERREGLES STREET, DUMFRIES, DG2 9AB

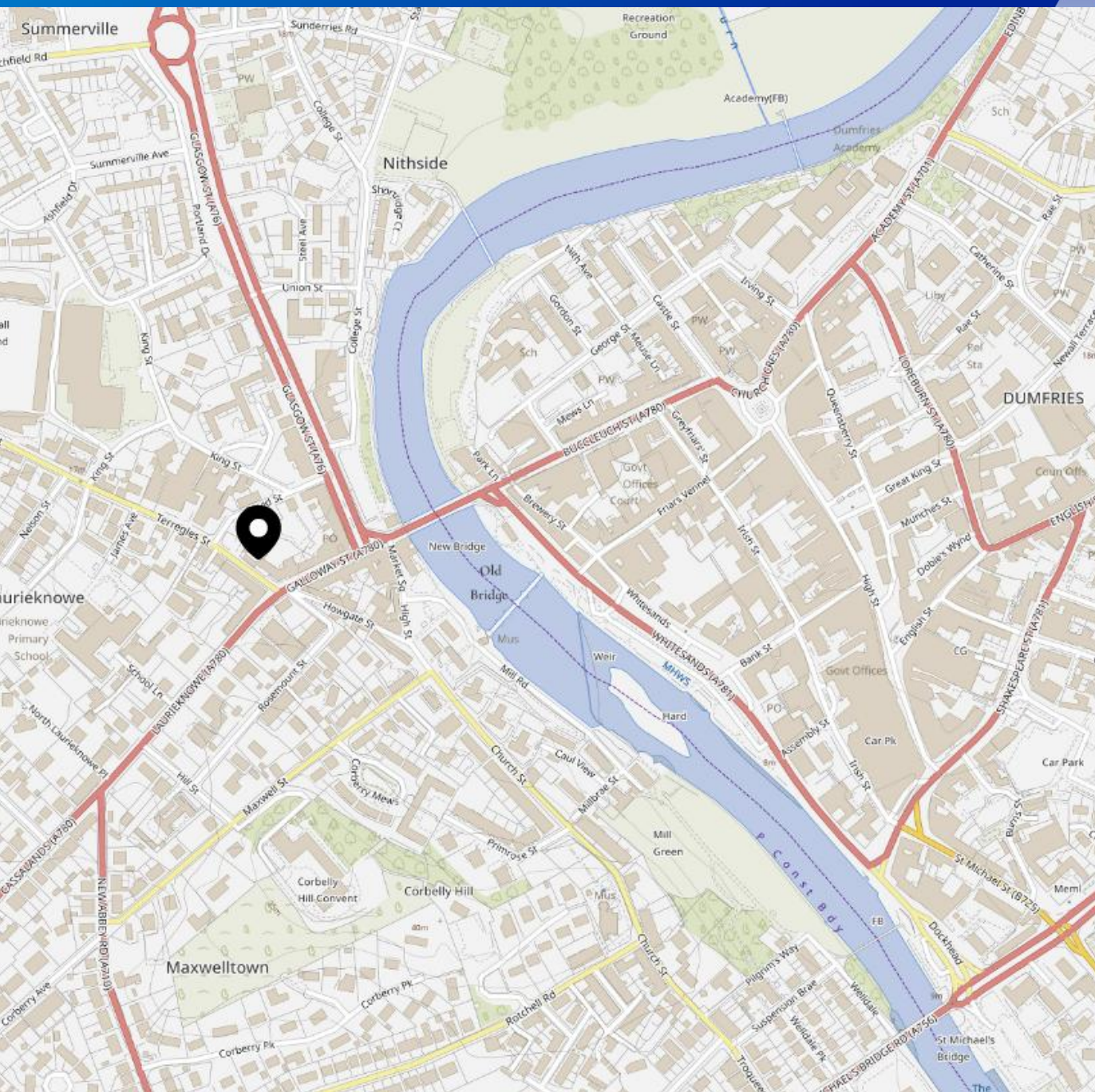
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Location

10 TERREGLES STREET, DUMFRIES, DG2 9AB



The property lies within an established mixed-use district at the edge of Dumfries town centre, with direct access onto the main traffic thoroughfares.

Dumfries, with a population of approximately 33,000, is the largest town in Dumfries & Galloway as is therefore southwest Scotland's main shopping and administrative centre.

The town lies circa 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.

Public transport connections include regular bus services and a railway station on the Glasgow South Western Line.

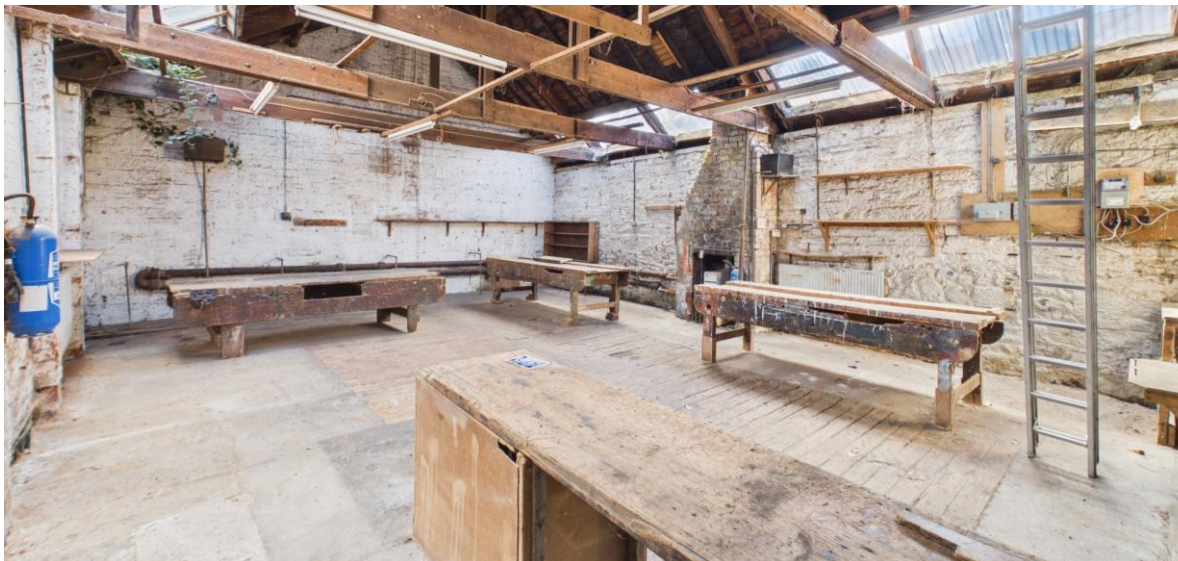
The unit is set on the northern side of Terregles Street, near to its junction with Laureknowe and Galloway Street.

Neighbouring properties include traditional residential dwellings and flats together with retail premises, light industrial units, leisure facilities and professional services.



Description

10 TERREGLES STREET, DUMFRIES, DG2 9AB



The subjects comprise a single-storey former joiners' workshop with dedicated parking and yard space.

The building is of traditional stone / brick construction surmounted by a pitched and slate clad roof.

Translucent roof panels allow for natural daylighting internally, which is augmented by fluorescent strip lights.

Access is presently provided by a timber pedestrian door.

The internal accommodation extends to a single open-plan space with timber flooring, painted masonry walls and exposed roof timbers.

There are also two externally accessed lean-to extensions which provide a separate office and toilet facility.

The site extends to a tarmac surfaced driveway, with open-sided shelter at the rear, as well as a hardcore surfaced yard.

We estimate the total site area is around 0.023 Ha (0.06 Ac) or thereby.

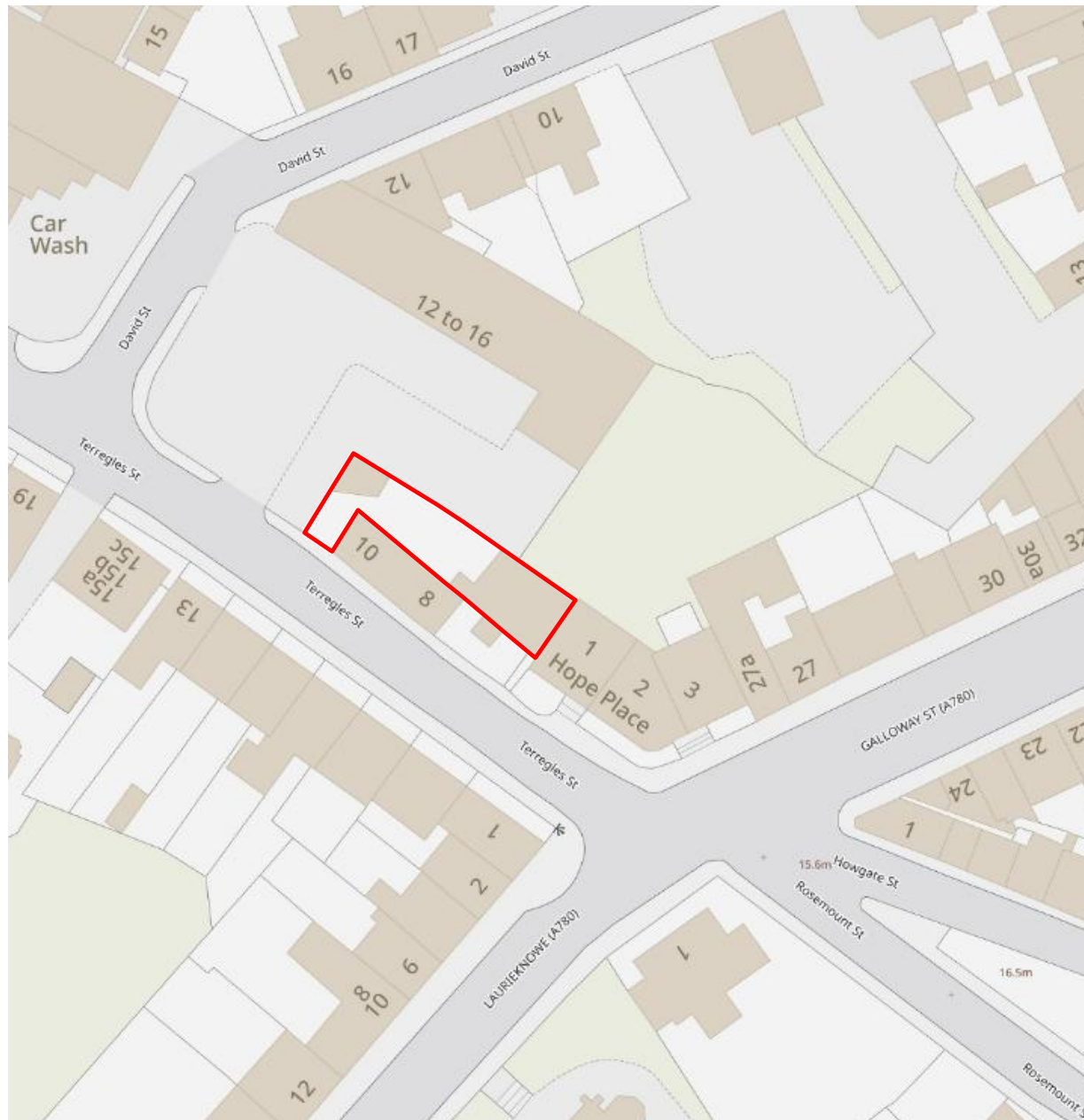
FLOOR AREA	m ²	ft ²
Ground Floor	80.91	871

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).



Site Plan

10 TERREGLES STREET, DUMFRIES, DG2 9AB





Services

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

Drainage is assumed to be into the public sewer.

Rateable Value

Prospective purchasers must satisfy themselves as to Business Rates payable, however, we expect the property will qualify for 100% rates relief under the Small Business Bonus Scheme.

Planning

We understand the subjects were last used as a joiner's workshop.

We therefore assume the property is registered for Class 4 (Business) and/or Class 5 (General Industrial) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The unit is however suited to a wider range of alternative commercial uses and also offers scope for potential residential redevelopment, subject to Local Authority consents.

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

Price

Purchase offers around **£65,000** are invited.

Value Added Tax

We are verbally advised the property is not 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 (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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