

gmt&co

# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

35 BUCCLEUCH STREET DUMFRIES DG1 2AB  
TEL: 01387 254424 FAX: 01387 257266 EMAIL: dfs@gmthomson.co.uk

www.gmthomson.co.uk

## 3 NEWALL TERRACE DUMFRIES



Attractive Red Sandstone semi-detached building currently used as offices but with scope and potential for redevelopment as either commercial premises or residential property. The property would be suitable for immediate occupation.

Net Internal Floor Area 129.05m<sup>2</sup> (1389ft<sup>2</sup>).

8 offices, 2 cloakrooms, Storage space with potential for extension in the basement. Off street parking. Electric heating.

**Guide price £163,500**



Regulated by RICS

OTHER OFFICES AT CASTLE DOUGLAS AND NEWTON STEWART



**DESCRIPTION**

Newall Terrace is an established mixed Commercial and residential area on the edge of Dumfries town centre. All local shopping, leisure and schooling facilities are within easy walking distance as is Dumfries Railway Station.

Dumfries has a population of around 40,000 persons and is the principle Administrative and shopping centre for the south west of Scotland, lying some 75 miles south of Glasgow and 30 miles north west of Carlisle.

The town has an established catchment of approximately 50,000 within a 10 mile radius.

3 Newall Terrace provides spacious and well laid out office accommodation over three floors in an attractive traditional red sandstone building. Many features of its previous residential use are retained including decorative ceiling roses and cornices, window shutters and original stair banister and cast iron balustrade.

Subject to necessary consents the property would easily convert from office space to other commercial use, Bed and Breakfast accommodation or reversion to residential use.

**ACCOMMODATION**

Ground Floor:

Steps and separate ramp access to front door and vestibule

Hallway  
8.17mx 2.15m (max) with Understairs cupboard. Stairs down to basement and up to first floor.

Office  
4.55m x 4.56m excluding bay window.

Office  
4.11m x 4.04m.

Office  
3.35m x 2.82m.

WC  
1.91m x 1.44m

Walk-in store cupboard  
1.91m x 0.68m.

**FIRST FLOOR:**  
Office  
4.58m x 4.02m excluding bay window.

Office  
3.97m x 3.82m.

Office  
3.25m x 3.21m.

WC  
2.12m x 1.62m

Office  
2.96m x 2.12m.

Understairs cupboard. Stairs to second floor.

**SECOND FLOOR:**  
Office  
5.39m x 3.61m. Velux rooflight and dormer window.



Storeroom  
2.49m x 2.18m.

Storeroom  
2.91m x 2.44m.

**BASEMENT:**  
Divided into two rooms 6.36m x 4m and 3.99m x 3.31m. With Power and light

**OUTSIDE**  
Ramp and steps to front door. Monoblock driveway with gravel parking area.

**RATEABLE VALUE**  
The property is currently assessed at a Rateable Value of £9,400

**SERVICES:**  
Mains water, drainage and electricity.

**VIEWING:**  
Strictly by appointment via the selling agents, G M Thomson & Co -01387 254424.

**OFFERS**  
Offers should be submitted to the selling agent in formal Scottish legal form. A closing date for offers may be set and prospective purchasers are advised to register their interest with the selling agents in order that they may be notified of any closing date. At the setting of a closing the seller is not bound to accept the highest or any offer.

**PARTICULARS**  
These particulars were prepared 4th February 2010.

MESSRS. G.M. THOMSON & CO. for themselves and for vendors of this property give notice that:

1. The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, areas, photographs and reference to condition, necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchasers 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. Where dimensions are shown these are approximate only.
3. No person in the employment of Messrs. G.M. Thomson & Co. has any authority to make or give any representations or warranty whatever in relation to these properties.
4. Included systems and appliances are un-tested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.
5. Neither these particulars nor any communications by Messrs. G.M. Thomson and Co on behalf of the sellers relative to the sale of this property or any part thereof shall be binding upon the Sellers (whether acted on or otherwise) unless the same is incorporated within a written document signed by the Sellers or on their behalf and are tested in conformity with Section 3 of the Requirements of Writing (Scotland) Act 1995 or granted in pursuance of any such document.