Tel: 01387 254425



alliedsurveyorsscotland.com

# **FOR SALE**



## SHOP

### Net Internal Area 117.0 sq. m (1259.4 sq. ft.)

12-14 High Street | Lockerbie | DG11 2AA

Commercial Valuation I Agency I Investment Advice Building Consultancy I Lease Renewals and Rent Review I Energy Reports

#### LOCATION

The property is situated at the North end of Lockerbie High Street occupying a position within walking distance to many other businesses including Banks, Beauty Salons, and Restaurants.

#### DESCRIPTION

A prime investment opportunity to purchase an excellent retail unit with spacious shop floor which has the option to be split into two smaller units, if required.

The property is of brick construction with timber and slate roof.

#### ACCOMMODATION

Ground Floor – Open Plan Shop, Office, Toilets Basement – Two Storage Rooms Outside – Shared Garden/Patio Area

#### APPROXIMATE NET INTERNAL AREAS

Ground Floor	102.9 sq. m.	(1107.6 sq. ft.)
Basement	14.1 sq. m.	(151.8 sq. ft.)
Total NIA	117.0 sq. m.	(1259.4 sq. ft.)

#### SPECIFICATION

The property benefits from large display windows which show off the well-maintained shop floor which could be easily adapted for a variety of retail uses. Toilet facilities, private office and additional storage space in the basement make this a desirable and sought-after unit.

#### SERVICES

We are advised that the property has mains electricity, water, gas and drainage. Gas fired central heating present, but currently not in use. Separate electricity supply available if shop was required to be split into two.

#### PLANNING

We believe the subjects benefit from Class 1 use consent. Interested parties should make their own enquiries to confirm the use class and any proposed alternative uses. All interested parties should contact Dumfries and Galloway Planning Department on 01387 260 199.

#### **RATEABLE VALUE**

We understand the property is entered in the Valuation Roll with a Rateable Value of £5,600. Further information is available from <u>www.scotland.gov.uk</u>.

#### LEGAL COSTS

Each party will be responsible for their own legal expenses incurred. The owner shall be responsible for Stamp Duty, Land Tax and Registration Dues (where applicable).

#### TERMS

The freehold interest is for sale at offers in excess of £70,000 excluding VAT.

#### VAT

All prices quoted are exclusive of VAT which will be added at the prevailing rate (if applicable).

#### FURTHER INFORMATION/VIEWING

Please contact: -Allan McMillan RICS or Hannah Fleming Allied Surveyors Scotland Plc. A : 35 Buccleuch Street, Dumfries, DG1 2AB T: 01387 254425 E: <u>allan.mcmillan@alliedsurveyorsscotland.com</u>





Alled Surveyors Scatland plc registered office address is Herbert House, 24 Herbert Street, Glasgow, G20 6NB, Registration No: SC 180267- Registered in Scatland. A list of Directors can be obtained at this address.Alled Surveyors Scatland plc for themselwes and for their client whose agent they are give notice that: (1) These particulars are set out as a general authine any for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and accupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Allied Surveyors Scatland plc has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. (5) All plans based upon Ordnance Survey maps are reproduced with the sanction of the controller of H.M. Stationery.