

# FOR SALE



## SHOP

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

**12-14 High Street | Lockerbie | DG11 2AA**

## 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 [www.scotland.gov.uk](http://www.scotland.gov.uk).

## 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

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