

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

WORKSHOP AND GARAGE SPACE FOR SALE DRUMLANRIG STREET, THORNHILL



Commercial premises formerly used as a garage and workshop with a net internal area of 114.7m² or 1235 sq.ft. The property has pedestrian access from Drumlanrig Street, the main street in Thornhill and with vehicular access from the rear.

OFFERS IN THE REGION OF £60,000

Description

This former workshops and garage provides ample storage and space for a small scale business and would be suited to those looking for commercial space to operate within a small town.

Accommodation

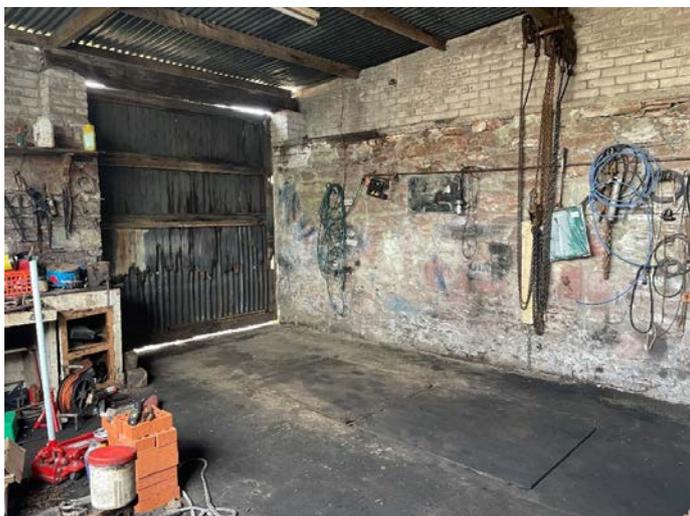


WORKSHOP 15.4M X 4.94M

Original stone construction with block work above, pitched roof and solid floor.

GARAGE SPACE 5.51M X 7M

Lean to Garage with sliding door, approximate measurements are 2.45m (width) x 2.85m (height). Solid concrete floor with inspection pit.



ENCLOSED PARKING AREA TO THE REAR 7m x 9m

Enclosed area suitable for parking or storage with access gate and enclosed by the garage area wall and a solid sandstone wall to the east and south boundary.

TOOL SHED & STORE 4.4M X 3.5M

Store or office space with large window with separate compartment with W/C and sink.



Services

The property benefits from mains electricity, water and drainage however no services have been tested.

Rateable Value

The rateable value is £1,325. This property would likely qualify for small business rate relief however any prospective purchaser would need to satisfy themselves of this.

Postcode

DG3 5LY

Viewing

Viewings are strictly by appointment only through the selling agents, G M Thomson & Co and can be contacted on 01387 254 424.

Offers

Offers in Scottish Legal Form are to be submitted to the selling agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents so that they may be notified of any closing date that may be set. The seller reserves the right to sell without setting a closing date and in any event is not bound to accept the highest or any offer.

Particulars

These particulars were prepared on 31st May 2022 and have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the let nor in any event give grounds for action at law.



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

1. The particulars are set out as a general outline for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of an offer or contract.
2. All descriptions, dimensions, area, photographs and reference to condition, necessary permissions for use and occupation, and other details, are given without responsibility and

any intending lessees 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.