



ALLIED
SURVEYORS
SCOTLAND

Tel.01387 254 424  @Allied_Scotland
www.alliedsurveyorsscotland.com



TO LET

UNIT 5, 61-63 BRIDGE STREET, LOCKERBIE, DG11 2HS

(INDUSTRIAL UNIT)

- Close Links to M74 motorway
- Mains services
- Circa 3700sq ft (345m²)

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



**ALLIED
SURVEYORS
SCOTLAND**

LOCATION

The subjects are situated in a central, location just off Bridge Street in Lockerbie with the benefit of nearby transport links including the M74 motorway.

DESCRIPTION

The subject comprises a steel portal framed industrial unit.

ACCOMMODATION

Accommodation comprises a main workshop/industrial floor with two toilets.

FLOOR AREA

We calculate the net internal floor area of each unit at circa 345m2 or 3700 Sq. Ft, which breaks down as follows:

Space	Area
Main Floor Space	332m2 (3570sq.ft)
Toilets	14m2 (150sq.ft)

RATING ASSESSMENT & USE

The subjects benefit from use Class 6 (Storage or Distribution).

We understand the property is entered in the Valuation Roll with a Rateable Value of £5,800.

The property is therefore eligible for 100% rates relief under the Small Business Bonus Scheme

Further information is available from www.scotland.gov.uk

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Indicator – G

TERMS

Our client is seeking a rent in the region of £15,000 per annum (£1250 per calendar month). Terms to be agreed.

SERVICES

The property benefits from three phase mains electricity, mains water, and mains drainage.

The subjects also benefit from use of a forklift which is shared between all the units within the industrial development.

VAT

VAT is charged on the rent.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF ENTRY

To be mutually agreed.



VIEWING AND FURTHER INFORMATION

By appointment only through the sole letting agent Allied Surveyors Scotland plc.

Scott Morton/Allan McMillan | Tel. 01387 254 424

scott.morton@gmthomson.co.uk/allan.mcmillan@gmthomson.co.uk