



# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS



**TO LET**

**WORKSHOP, WEST SHAMBELLIE, NEW ABBEY, DG2 8HG**

WORKSHOP/STORAGE SPACE

APPROX 84M2 (900 SQ.FT)



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## LOCATION

The subjects are situated in a rural location, less than a mile from New Abbey and approximately seven miles South of Dumfries.

The subjects are access via a shared single-track road and neighbour a residential property.

## DESCRIPTION

The subjects comprise a detached, single storey outbuilding, primarily of stone and slate construction.

## ACCOMMODATION

Accommodation comprises: three sections of workshop/storage space.

## FLOOR AREA

We calculate the net internal floor area at approximately 84m<sup>2</sup> (900sq.ft.)

## RATING ASSESSMENT

We understand the property is entered in the Valuation Roll with a Rateable Value of £700. Further information is available from [www.scotland.gov.uk](http://www.scotland.gov.uk)

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



## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating – N/A

## TERMS

Offers to rent in the region of £7000 p.a are invited.

## SERVICES

The property benefits from mains Electricity.

## VAT

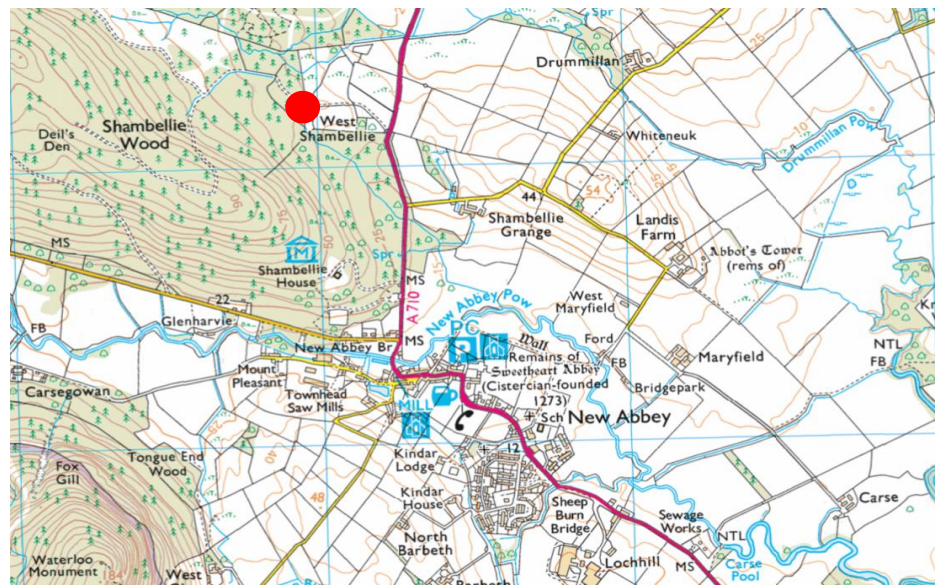
VAT charged at the prevailing rate, only where applicable.

## LEGAL COSTS

Each party to bear their own legal costs.

## DATE OF ENTRY

To be mutually agreed.



Map source: [www.bing.com/maps](http://www.bing.com/maps)

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agent Allied Surveyors Scotland plc.

Scott Morton / Allan McMillan | Tel. 01387 254 424

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