

INDUSTRIAL

- > CLOSE PROXIMITY TO A75 TRUNK ROAD
- > 10-MINUTE DRIVE FROM A74(M) / M6
- > OPEN-PLAN WORKSHOP ACCOMMODATION
- > CONCRETE SURFACED YARD
- > OIL-FIRED HEATING & OVERHEAD GANTRY CRANE
- > GIA: 821.23 SQ.M. (8,840 SQ.FT.)
- > SCOPE FOR REAR EXTENSION & POSSIBLE SUB-DIVISION
- > TOTAL SITE AREA: 0.163 HECTARES (0.40 ACRES)
- > POTENTIAL RE-DEVELOPMENT SITE (SUBJECT TO CONSENTS)



FOR SALE

WORKSHOP, MELBOURNE AVENUE, EASTRIGGS, DG12 6PJ

CONTACT: Fraser Carson: f.carson@shepherd.co.uk | Robert Maxwell: robert.maxwell@shepherd.co.uk | Tel: 01387 264333

LOCATION

Eastriggs, with a resident population of approximately 1,800 people, is set within the Dumfries & Galloway council area and lies between the towns of Annan and Gretna.

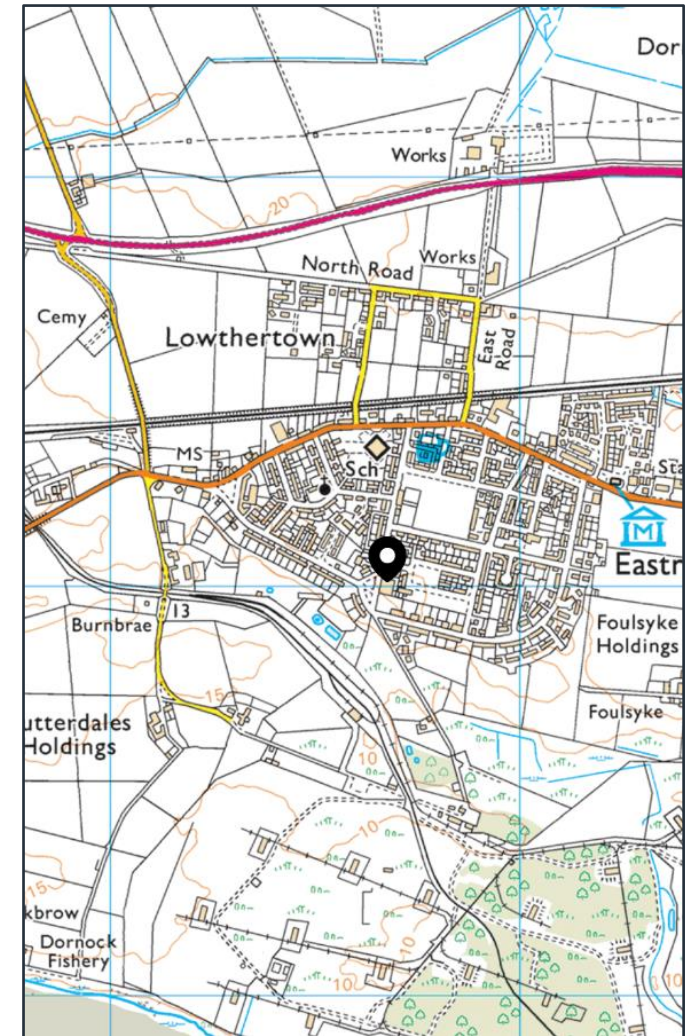
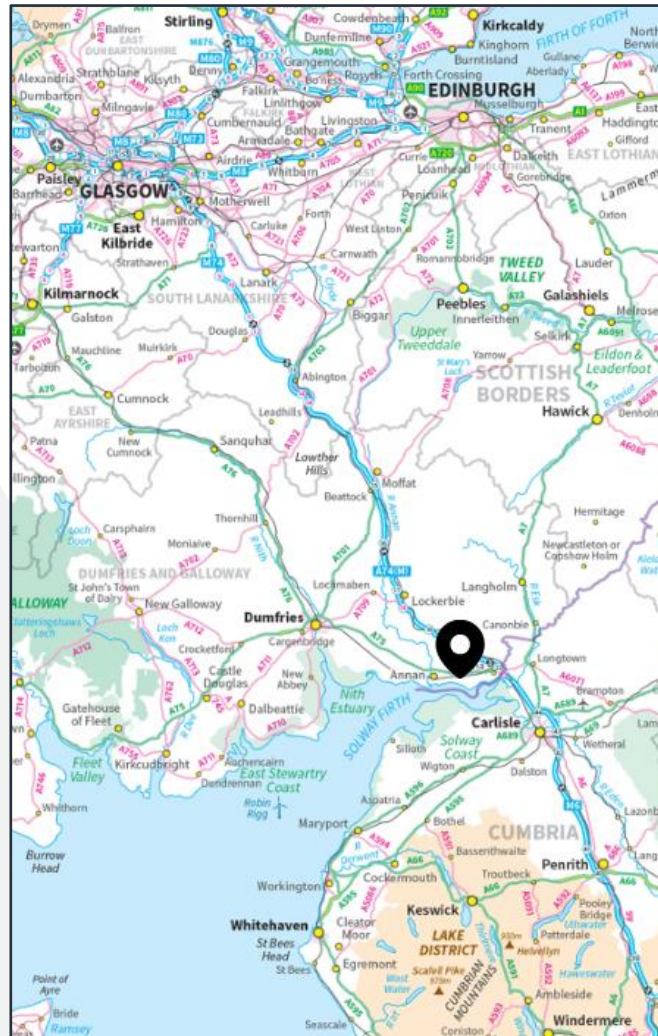
The settlement is situated on the Solway Firth and lies on the B721, whilst being bypassed to the north by the A75 trunk road.

The A75 provides a good road link to the A74(M) / M6 at Gretna (Junctions 22 / 45), as well as the regional capital of Dumfries and the Northern Irish ferry ports at Cairnryan.

The subjects are located at the southern end of Melbourne Avenue, close to its junctions with The Ridge and The Rand. All three of these roads form main arterial routes onto the B721.

Surrounding properties are largely in residential use, however, nearby commercial buildings include similar style industrial units, automotive garages & showrooms, retail units, convenience stores, public houses, restaurants, a museum, and a primary school.

Destination	Travel Time	Distance (miles)
Carlisle	25 mins	16
Dumfries	30 mins	19
Glasgow	1hr 30 mins	85
Cairnryan	2hr	95
Manchester	2hr 20 mins	134



DESCRIPTION

The subjects comprise a detached single-storey industrial complex, set within a regular shaped and generally level-lying site.

The property is formed by a traditional stone building under slated roofs at the front of the site, with two workshop extensions and a welfare block added in circa 1975.

The workshop extensions are of steel portal-frame design, with concrete block in-fill walls, constructed to internal eaves heights ranging from 3.8m (12ft 5ins) to 6.5m (21ft 3ins) or thereby.

Vehicle access into the workshop space is provided by a metal sliding door, measuring approximately 4.62m (15ft 1ins) high by 4.11m (13ft 5ins) wide. The workshop benefits from an overhead gantry crane with a three-tonne lift capacity.

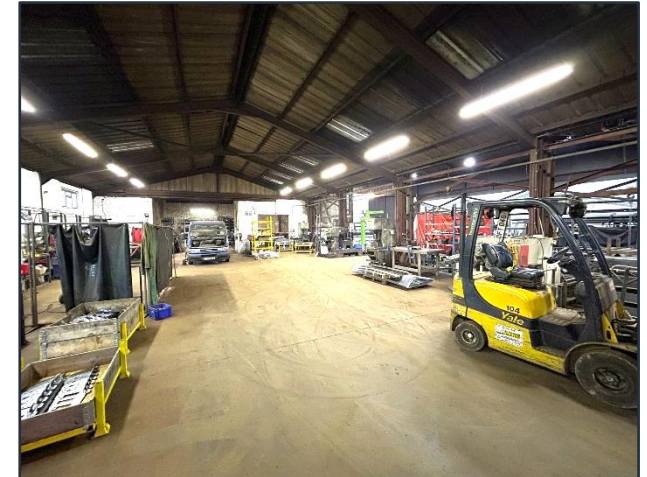
Translucent panels have been incorporated into the workshop roof cladding to allow for natural daylighting internally. Windows are of double-glazed uPVC / timber casement design.

Additional accommodation includes an office, staff canteen, toilets and various stores.

The floors are of solid concrete construction throughout.

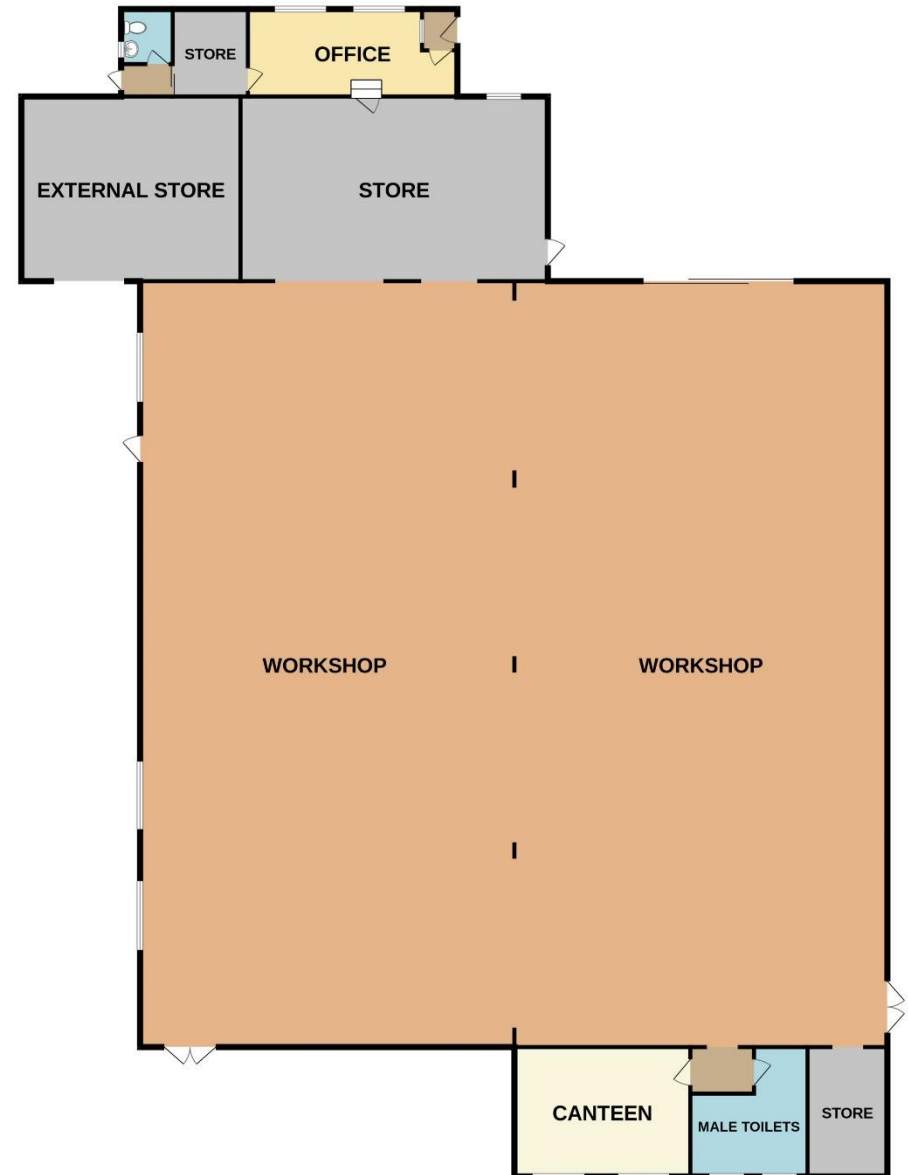
Externally, there is a concrete surfaced yard to the front which returns along the northern elevation. Vehicle access is available to the external store via a gated driveway that is shared with the adjacent property to the south.

There is a further area of land at the rear of the site which is currently laid to grass but could be resurfaced in order to provide extra yard space.



FLOOR AREAS	m²	ft²
Traditional Building	132.78	1,429
Workshop Units	641.86	6,909
Welfare Block	46.59	502
TOTAL	821.23	8,840

The above floor areas, which have been calculated from on-site measurements, are stated on a Gross Internal Area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



SERVICES

Mains water, electricity and drainage.

Space heating is provided by floor mounted, oil-fired warm air blowers.

RATING ASSESSMENT

RV - £13,200

The unit therefore qualifies for 25% Rates Relief under the Small Business Bonus Scheme.

PLANNING

We are verbally advised that the property is currently registered for Class 5 (General Industrial) use.

The unit is however well suited to a variety of alternative commercial uses, subject to Local Authority consents.

In addition, there is scope to extend, re-configure and possibly sub-divide the current building, with the overall site also presenting a potential re-development opportunity, subject to Local Authority consents.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

PRICE

Purchase offers around **£375,000** are invited for our client's heritable interest.

VALUE ADDED TAX

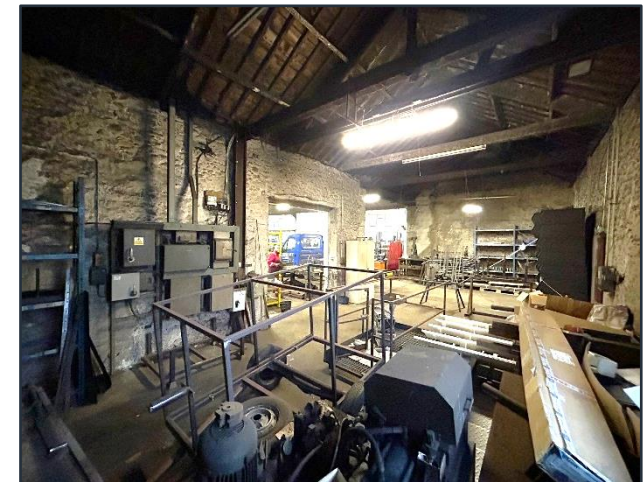
Prospective purchasers are advised to satisfy themselves independently as to the incidence of VAT in respect of this transaction.

LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the purchaser will be responsible for LBTT, registration dues and VAT where applicable.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 18 Castle Street, Dumfries, DG1 1DR | **Tel:** 01387 264333

Fraser Carson: f.carson@shepherd.co.uk | **Robert Maxwell:** robert.maxwell@shepherd.co.uk

www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: JAN 2024**