FOR SALE

OFFICE/INDUSTRIAL ACCOMMODATION
AVAILABLE IN WHOLE OR IN SEPARATE LOTS

GRAHAM SIBBALD

41A Henry Street, Langholm, DG13 0AR

- Centrally Located Within The Town Of Langholm
- Suitable For A Variety Of Uses (STP)
- Available As Vacant Possession
- Inviting Offers Over £310,000 For Whole Lot

LOCATION

Langholm is a burgh in Dumfries and Galloway in southern Scotland. Langholm lies between Four Hills and the valley of the River Esk in the Southern Uplands. Langholm lies approximately 8 miles north of the Anglo-Scottish Border and 73 miles south of Edinburgh.

More precisely, the subjects lie to the east side of Henry Street and to the south of Caroline Street within a predominantly residential locality and within a short distance to Langholm's town centre.

DESCRIPTION

The subjects comprise of several industrial units, self-contained offices, two lock-ups and a large Builder's Yard.

The industrial units are generally open plan in nature with two of the units incorporating a mezzanine level providing both office accommodation and additional storage. The industrial units benefit from a small self-contained yard to the centre of the units.

The offices are contained within a two storey brick built property with modern single storey extension to the western elevation. Internally, the offices provide both open plan and cellular accommodation with the benefit of WCs and tea preparation facilities.

The Builder's Yard extends to approximately 0.76 acres, incorporates 10 single car garages, secure yard and several portable buildings.

ACCOMMODATION

Areas / Floor etc	Sq M	Sq Ft
Industrial (Gross)		
Unit 1	249.56	2,686
Unit 2	95.30	1,026
Unit 3	546.12	5,876
Offices (Net)		
Ground Floor	127.48	1,372
First Floor	33.28	358
Lock-ups (approx sizes as no access)		
No 1	69.0	743
No 2	79.0	850
Builder's Yard (circa)	0.76 acres	

PRICE

Inviting offers over £310,000 for the whole lot. Please see below Prices for individual units;

Offices	Industrial	Lock-Ups	Land
£75,000 +	£150,000 +	£10,000 +	£75,000 +

RATEABLE VALUE

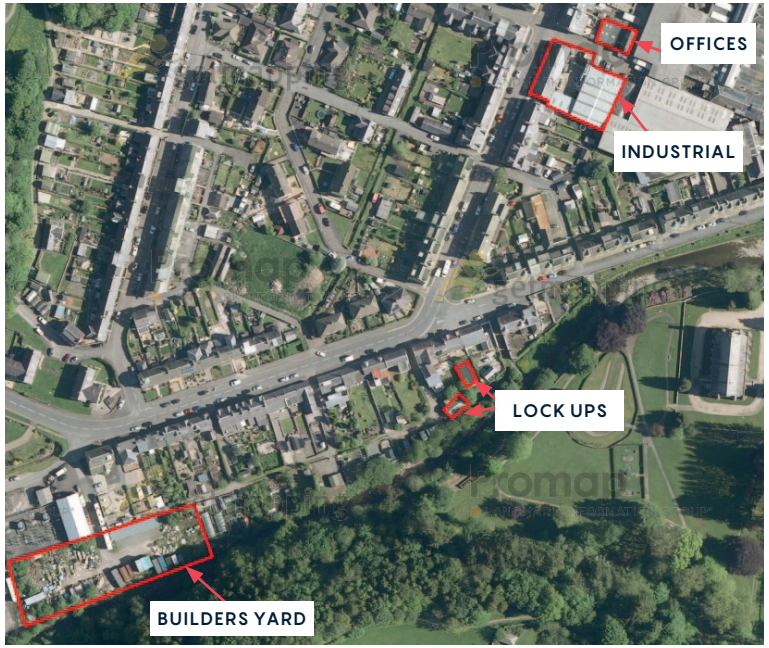
According to the Scottish Assessors Association website the total rateable value of all of the properties is **£15,600**.

LEGAL

Each party to bear their own legal costs with the prospective purchaser responsible for any LBTT and registration dues incurred in connection with this transaction.

EPC

Available upon request



To arrange a viewing contact:

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IMPORTANT NOTICE

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2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: August 2018