

# FOR SALE: INDUSTRIAL UNITS WITH BIOMASS INCOME

BRIDGEMILL BUSINESS PARK • GLENLUCE • DG8 0AE



- Located on the outskirts of Glenluce, 10 miles from Stranraer
- Access on to the A75, 20 minutes from Cairnryan ferry terminals
- Three workshops (one as an office), open side barn store and yard
- Gross internal floor area 488.67 sqm (5,260 sqft)
- 100% rates relief available
- Biomass income until 2036 (Can be sold separately)
- Offers over £290,000 are invited

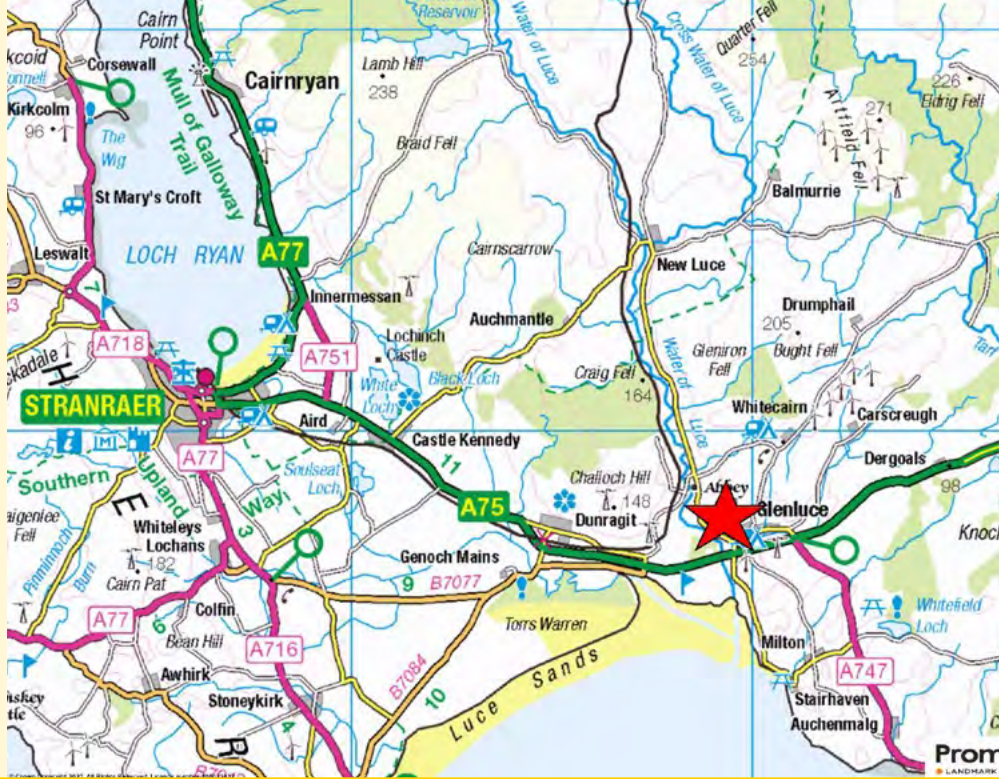
**DM HALL**  
CHARTERED SURVEYORS

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## LOCATION

Bridgemill Business Park is located in a rural position on the western outskirts of Glenluce, via the Old Military Road, which extends north to the historic Glenluce Abbey and New Luce. The property is shared with Shire Agri Hire and E Copeland & Sons, a solid fuel merchant.

Glenluce is a semi-rural village located in the Wigtownshire area, forming part of the wider Dumfries and Galloway region, around 10 miles east of Stranraer and 16 miles southwest of Newton Stewart, both accessed via the nearby A75 Euro Route. The Cairnryan ferry terminals, with regular crossings to Northern Ireland, are only 13 miles from the site with a 20-minute drive time.



## DESCRIPTION

Bridgemill Business Park is a series of industrial and yard properties, with the properties located to the eastern edge of the site. As outlined in red on the attached site plan. Access will be shared with adjoining occupiers Shire Agri Hire and E Copeland & Sons, a coal merchant.

The property is a self-contained yard with four properties consisting of two terraced, steel portal framed workshops to an eaves height of 4.5m, with Unit 1 having a workshop with two vehicle doors, a toilet, an office and mezzanine stores. Unit 2 has a workshop with one vehicle door, stores, and mezzanine stores. Unit 3 is an open fronted barn store with three bays and a fourth bay that has been enclosed to house a biomass boiler system. Unit 4, with an eaves height of 2.65m, is an original two vehicle door workshop that has been sub-divided to form a retail sales area with main office, private office, a toilet, and a kitchenette.

The yard is fenced, gated, and surfaced with a mix of concrete and hardcore.

The 100kw biomass boiler is income producing until 2036 with an estimated, full capacity gross income of £220,000, until then. The biomass boiler can be sold with the property or, separately, subject to negotiation.





## FLOOR AREA

The properties have the following gross internal floor areas:

Unit 1	(Workshop with mezzanine)	136.57 sq m	(1,470 sq ft)
Unit 2	(Workshop, store & mezzanine)	103.96 sq m	(1,119 sq ft)
Unit 3	(Open sided barn & Biomass Store)	146.97 sq m	(1,582 sq ft)
Unit 4	(Ex workshop, now Sales & Office)	101.17 sq m	(1,089 sq ft)
<b>TOTAL</b>		<b>488.67 (sq m)</b>	<b>(5,260 sq ft)</b>

The property extends to an area of 0.11 hectares (0.26 acres), or thereby.



## RATING

The rateable value is £7,300 and the property qualifies for rates relief via the Small Business Bonus Scheme, subject to occupier status.

## PRICE

Offers over £290,000 are invited for our client's heritable interest, to include the biomass facility. Pricing details without the biomass facility can be discussed on application. The price noted is exclusive of VAT, if applicable.

## EPC

EPC available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent: -

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