

INDUSTRIAL / DISTRIBUTION

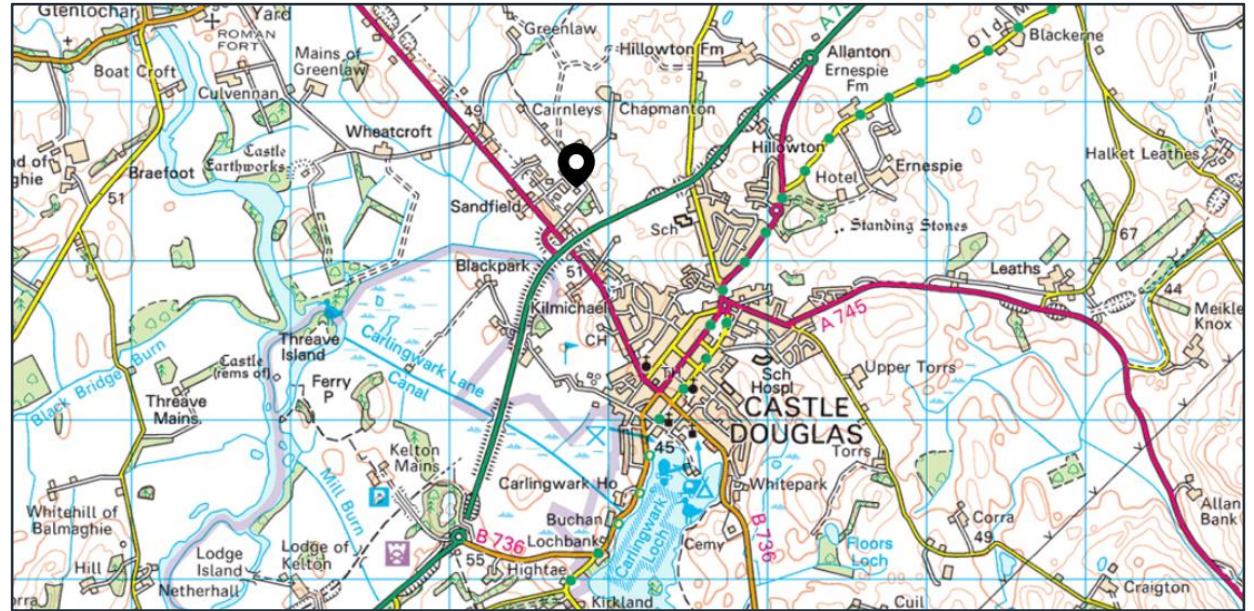
- > PURPOSE-BUILT HAULAGE DEPOT
- > SET WITHIN MODERN INDUSTRIAL ESTATE
- > DIRECT ACCESS ONTO A75 TRUNK ROAD
- > HIGH BAY WORKSHOP / WAREHOUSE & OFFICE
- > INSPECTION PIT, INTERCEPTOR & GANTRY CRANE
- > PHOTOVOLTAIC PANELS & AIR-SOURCE HEATING
- > SECURE YARD & PRIVATE PARKING
- > QUALIFIES FOR 25% RATES RELIEF
- > SCOPE FOR EXPANSION OR FURTHER DEVELOPMENT



TO LET / MAY SELL

5 ABERCROMBY INDUSTRIAL ESTATE, CASTLE DOUGLAS, DG7 1LH

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



LOCATION

CASTLE DOUGLAS, lies within the Dumfries & Galloway Council area of south-west Scotland and is located at the intersection of the A75 trunk road and the A713.

The town has a population of around 4,000 and serves as the main administrative & market town for the surrounding Stewartry district.

The A75 provides links to the regional capital of Dumfries (18 miles east) and the Northern Irish ferry ports at Cairnryan (58 miles west).

The property is set within Abercromby Industrial Estate, which has been formed over the last two decades and contains a mix of national companies, well-established regional operators and Local Authority services.

The estate is accessed from the A713 (Abercromby Road) and lies opposite its junction with the A75.

The town centre is around 1.0 mile to the south-east of the industrial estate.





DESCRIPTION

The subjects comprise a purpose-built haulage depot that was constructed circa 2014.

The property includes a steel frame workshop / warehouse, clad with insulated profile metal sheets and translucent panels that allow for natural daylighting internally.

The unit has an approximate eaves height of 6.9m (22ft 8ins) or thereby.

The left-hand side of the unit benefits from a vehicle inspection pit and 5-tonne gantry crane.

The right-hand side of the unit was originally a wash-bay, and we understand that the interceptor remains in-situ.

The office is a timber frame chalet style building with pitched and tiled roof. Windows are of double-glazed timber casement design.

There are seven tarmac surfaced parking spaces beside the office, with an additional area of hardcore surfaced parking accessed from the main concrete surfaced yard.

APPROXIMATE SITE AREAS

	Ha	Ac
Total Site Area	1.138 Ha	2.81 Ac
Concrete Surfaced Yard	0.139 Ha	0.34 Ac
Hardcore Surfaced Yard	0.316 Ha	0.78 Ac

FLOOR AREAS

	m ²	ft ²
Workshop / Warehouse	255.89	2,754
Office	84.88	914

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

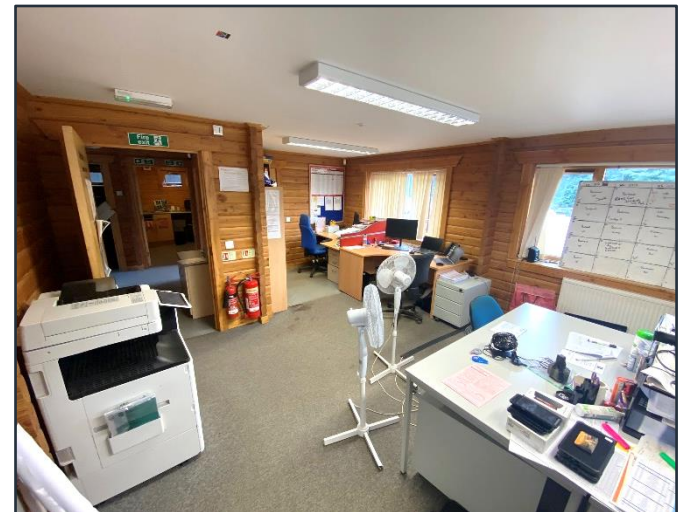
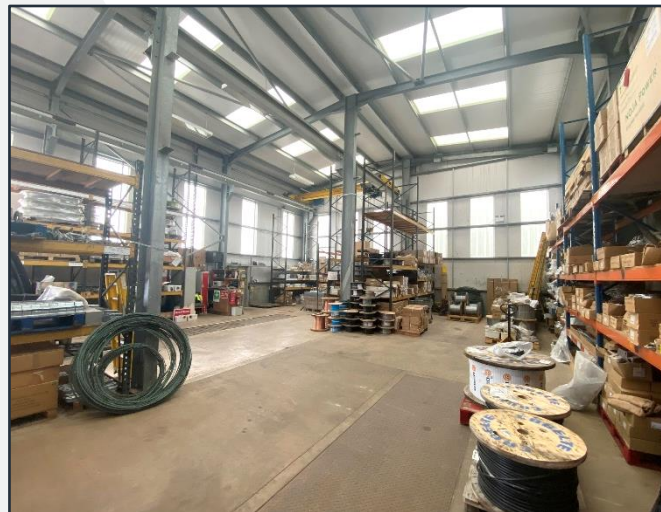
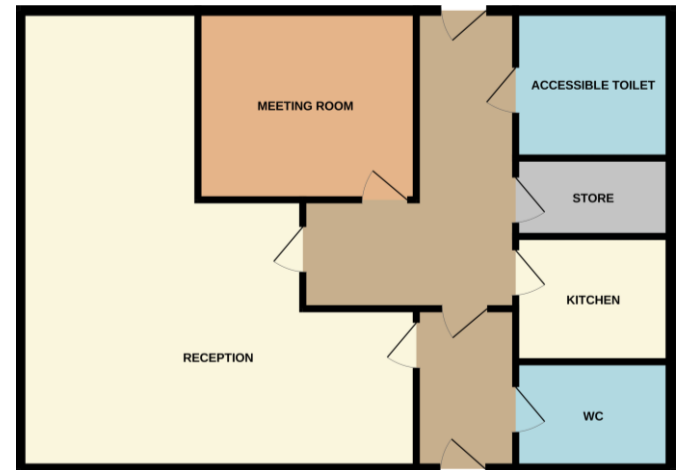
Mains water, electricity and drainage.
Surface water is collected in an on-site SUDS pond.

The office is served by an air-source heat pump and photovoltaic panels. Further details on RHI payments etc. are available on application.

OFFICE ACCOMMODATION

Entrance Hall, Reception Office, Meeting Room, Kitchen, Store, Standard Toilet & Accessible Toilet.

FLOOR PLAN



RENT, LEASE TERMS & PURCHASE PRICE

Rental offers around **£45,000 + VAT per annum** are invited.

The unit is available to let on a Full Repairing and Insuring (FRI) basis for a flexible term, incorporating a regular review pattern.

Purchase offers are invited for our client's heritable interest.

VALUE ADDED TAX

We are verbally advised that the property is VAT elected.

RATING ASSESSMENT

Rateable Value - £13,800. The unit therefore qualifies for 25% Rates Relief under the Small Business Bonus Scheme.

PLANNING

We are verbally advised that the subjects are registered for Class 5 (Industrial) & Class 6 (Storage & Distribution) use. Interested parties are respectfully advised to make their own planning enquiries direct with Dumfries & Galloway Council.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: B

A copy of the EPC is available on request.



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: AUG 2023**

