

INDUSTRIAL

- > WAREHOUSE / WORKSHOP UNIT
- > CONSTRUCTED IN 2019
- > INSULATED CLADDING & ELECTRIC DOORS
- > THREE-PHASE ELECTRICITY
- > HGV LOADING SPACE & TURNING AREA
- > QUALIFIES FOR 100% RATES RELIEF
- > OPTION OF DEDICATED YARD (APPROX. 0.28 ACRES)
- > BIOMASS HEATING SYSTEM CONNECTION AVAILABLE
- > EASY ACCESS ONTO A75 AT DRUMMORE ROUNDABOUT

TO LET

SHEALINGHILL, LOCHFOOT, DUMFRIES, DG2 8NJ

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DESCRIPTION

The subjects comprise a single storey light-industrial unit, constructed in 2019.

The building is of steel portal frame construction, with insulated composite sheet cladding. Translucent panels have been incorporated into the roof to allow for natural daylighting internally.

Vehicle access is provided by four electric up-and-over doors, which measure approximately 4.50m (14ft 9ins) wide and 4.50m (14ft 9ins) high.

The unit has an internal eaves height of 4.42m (14ft 6ins) or thereby.

At present, the accommodation consists of a fully open-plan warehouse / workshop, however, drainage connections are in-situ for installation of a toilet facility.

Natural daylighting is augmented by LED lamps.

Externally, the unit is accessed via a shared private drive and benefits from a large circulation space at the front, which provides ample room for HGV loading and turning.

There is also the option of a dedicated yard, extending to approximately 0.115 Ha (0.28Ac), which lies adjacent to the unit and fronts onto the shared drive.

FLOOR AREA

| | m ² | ft ² |
|--------------|----------------|-----------------|
| Ground Floor | 611.34 | 6,580 |

The above 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.





LOCATION

Dumfries, with a population of around 33,000 is the largest town in Dumfries & Galloway as is therefore Southwest Scotland's main shopping and administrative centre. The town lies approximately 75 miles south of Glasgow and 34 miles north-west of Carlisle, occupying a strategic location at the intersection of the A75, A76, A701 and A709 trunk roads.

The property is located at the eastern edge of Lochfoot village, which lies around 0.8 miles south of Drummore Roundabout on the A75 and 6 miles west of Dumfries.

The subjects therefore offer the seclusion of a semi-rural location whilst remaining convenient to the main road network, which provides good links to the A74(M) / M6 and Cairnryan ferry ports.

RENT & LEASE TERMS

Rental offers over **£39,000 + VAT per annum** are invited for the unit only, including use of the circulation space and appropriate parking provision.

The dedicated yard is obtainable by way of separate negotiation.

The property is available on a new Full Repairing and Insuring (FRI) lease basis, for a flexible term, incorporating a regular review pattern. Incentives may be available subject to the length of lease agreed.

SERVICES

Metered supplies of mains water and three-phase electricity. The unit is connected to a private drainage system.

There is also scope for the unit to be connected to a shared biomass heating system, subject to negotiation and Local Authority consent.

RATING ASSESSMENT

RV - £7,700. The unit therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

PLANNING

The property is well suited to a variety of commercial uses, subject to landlord and Local Authority consent. Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

VALUE ADDED TAX

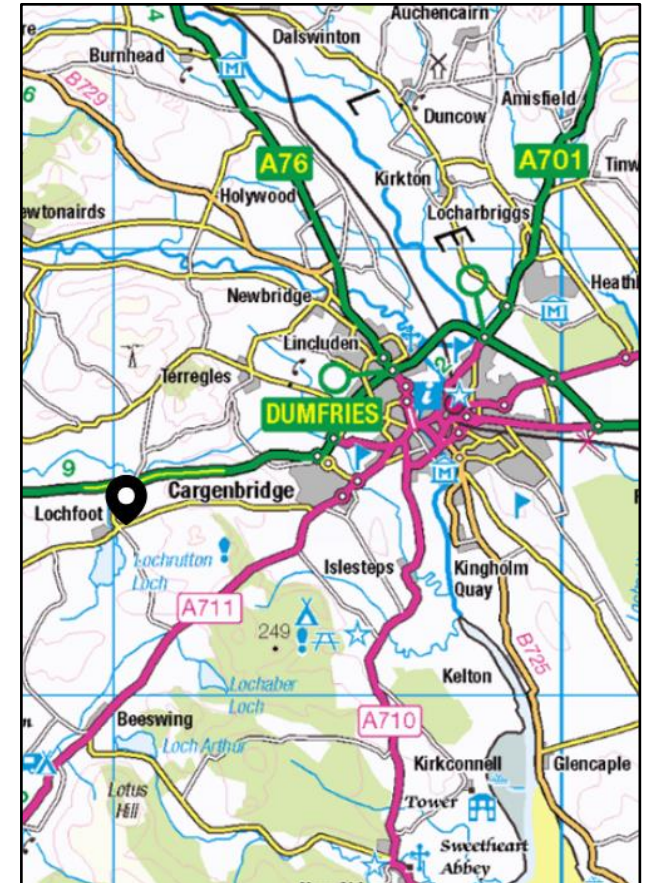
We are verbally advised that the property is VAT elected.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: Pending
A copy of the EPC is available on request.



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

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