

# FOR SALE

## OLD BANK BUILDING CHURCH GATE, MOFFAT, DG10 9EG

### MIXED-USE INVESTMENT

THREE STOREY AND ATTIC FORMER BANK

MODERN CONVERSION TO GROUND FLOOR  
RETAIL / PROFESSIONAL UNIT & THREE  
UPPER FLOOR FLATS

STRIKING CATEGORY C LISTED BUILDING

PRIME POSITION IN BUSY TOURIST TOWN

OUTLOOK OVER MAIN HIGH STREET

EASY ACCESS ONTO A74(M) MOTORWAY

SET ON A701 SCENIC ROUTE TO EDINBURGH

OFFERS OVER £400,000



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#### VIEWING & FURTHER INFORMATION

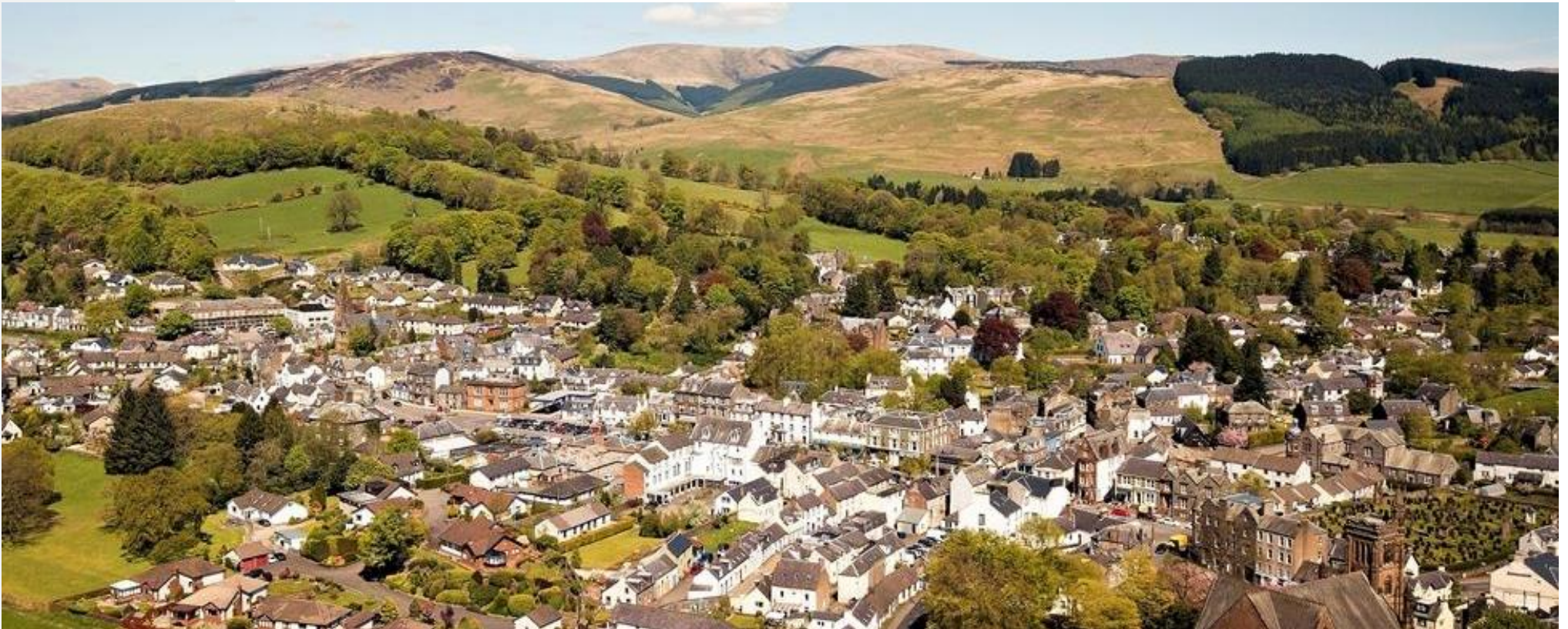
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## LOCATION

Moffat is situated within the Dumfries & Galloway region of southwest Scotland and lies on the River Annan, surrounded by rolling countryside. The town was historically developed as a spa town during the early 18th century and is now a popular destination for tourists, travellers and outdoor adventurers, with around 2,500 permanent residents.

The main High Street offers a variety of shops that are mostly occupied by a complementary mix of boutique traders, as well as a healthy provision of reputable hotels, restaurants, cafés and bars. Ample public parking is available along the central reservation and outer edges of the High Street, with additional parking located opposite the public playpark and boating pond.

The main regional town of Dumfries is around 21 miles to the south, with Glasgow circa 59 miles to the northwest and Edinburgh approximately 53 miles to the northeast. The main road network connection for Moffat is Junction 15 of the A74(M) motorway, which lies around 1.5 miles south of the town centre.

The subjects are set on Church Gate, overlooking the High Street, and therefore occupy a prime position upon entry to the town, coming from the A74(M).

In addition, the town lies on the A701 which is promoted as a scenic route to the capital city of Edinburgh and passes by the 'Devil's Beef Tub'. As a result, Moffat is also a well-known overnight stop amongst the road cycling and motorbike communities.



## DESCRIPTION

The subjects comprise a substantial three storey and attic, corner-terraced property that was originally constructed as a bank 1875.

The category C listed building is of Scots Baronial design, including a two storey circular turret. The main walls are of whinstone construction, with sandstone dressings, surmounted by pitched and slated roofs.

The property was converted during the early part of the 21<sup>st</sup> century to provide a ground floor retail / professional unit and three upper floor flats.

The internal accommodation extends to the following:

### Retail / Professional Unit (Ground Floor):

Open Plan Sales Area, Office, Store(\*), Kitchenette & WC.

*(\* The store is currently used as an additional WC*

### Flat One (First Floor):

Private Entrance Hall, Lounge / Dining Room, Kitchen, Two Bedrooms & Bathroom with WC.

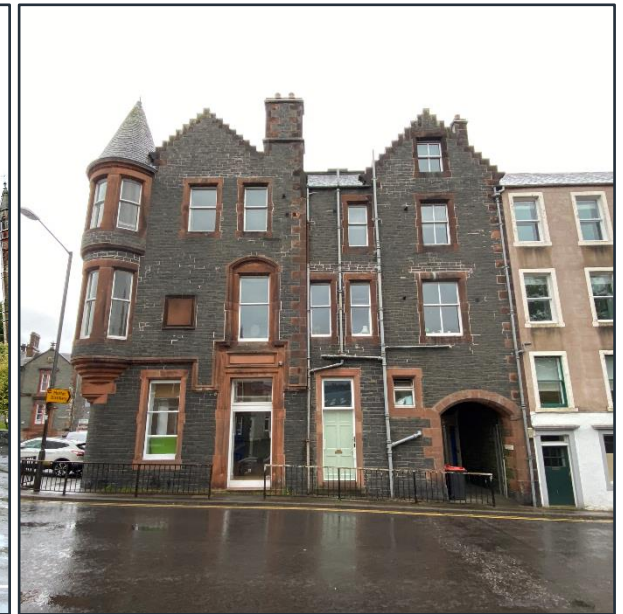
### Flat Two (Second Floor):

Shared Entrance Hall, Lounge / Dining Room, Kitchen, Two Bedrooms & Bathroom with WC.

### Flat Three (Second & Attic Floors):

Shared Entrance Hall, Lounge, Dining Kitchen, Shower Room & WC, Two Bedrooms & One Ensuite Bathroom & WC.

The site extends to the footprint of the building only. The ground floor unit and first floor flat are accessed directly from the public footpaths. The two remaining flats are accessed via a shared private pend, set within the southwest corner of the building.









Ground Floor



First Floor



Second Floor



Attic Floor

FLOOR AREAS	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Unit	61.08	657
Flat One	105.70	1,138
Flat Two	72.21	777
Flat Three	83.11	895

The above floor areas, have been calculated from on site measurements. The area for the ground floor unit is stated on a net internal area basis whilst the areas for the flats are stated on a gross internal area basis, all in accordance with the Sixth Edition of the RICS Code of Measuring Practice.

### SERVICES

Mains water, gas, electricity and drainage.

The ground floor unit is served by ceiling mounted climate control cassettes. Space heating in each of the flats is provided by gas-fired boilers connected to wall mounted radiators.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

Ground Floor Unit:	Pending
Flat One:	C
Flat Two:	D
Flat Three:	C

A copy of the EPC's are available on request.

### RATING ASSESSMENT & COUNCIL TAX

Ground Floor Unit:	RV - £8,600
Flat One:	Band C
Flat Two:	RV - £2,100
Flat Three:	Band B

### PLANNING

We are advised that the ground floor unit is registered for Class 1A (Retail & Professional) use and that all three flats are registered for Class 9 (Houses) use.

### TENANCIES

The ground floor unit is currently vacant.

Flat Two is presently operated as a short-term holiday let.

Flat One & Flat Three are subject to Private Residential Tenancy Agreements. Further details are available on application.

### PRICE & VALUE ADDED TAX

Purchase offers over **£400,000** are invited.

We are verbally advised that the property is not elected for VAT.

### 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.

### MONEY LAUNDERING

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:

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