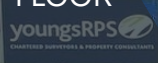


OFFICE

- > SELF-CONTAINED GROUND & FIRST FLOOR OFFICE SUITES
- > DEDICATED CAR PARKING TO THE REAR
- > CONVENIENT EDGE OF TOWN LOCATION
- > ROADSIDE FRONTAGE ONTO A701
- > INDIVIDUAL SUITES QUALIFY FOR 100% RATES RELIEF
- > WELL SUITED TO ALTERNATIVE COMMERCIAL USES (SUBJECT TO LOCAL AUTHORITY CONSENTS)
- > FLEXIBLE LEASE TERMS & INCENTIVES AVAILABLE



TO LET

LOCHAR HOUSE, LOCHARBRIGGS, DUMFRIES, DG1 3NU

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



LOCHAR HOUSE

The subjects comprise a detached two storey building, providing a total of four self-contained office suites, accessed via a common entrance hall.

The property benefits from an unobstructed roadside frontage onto the A701, with private lawn and tenant directory board.

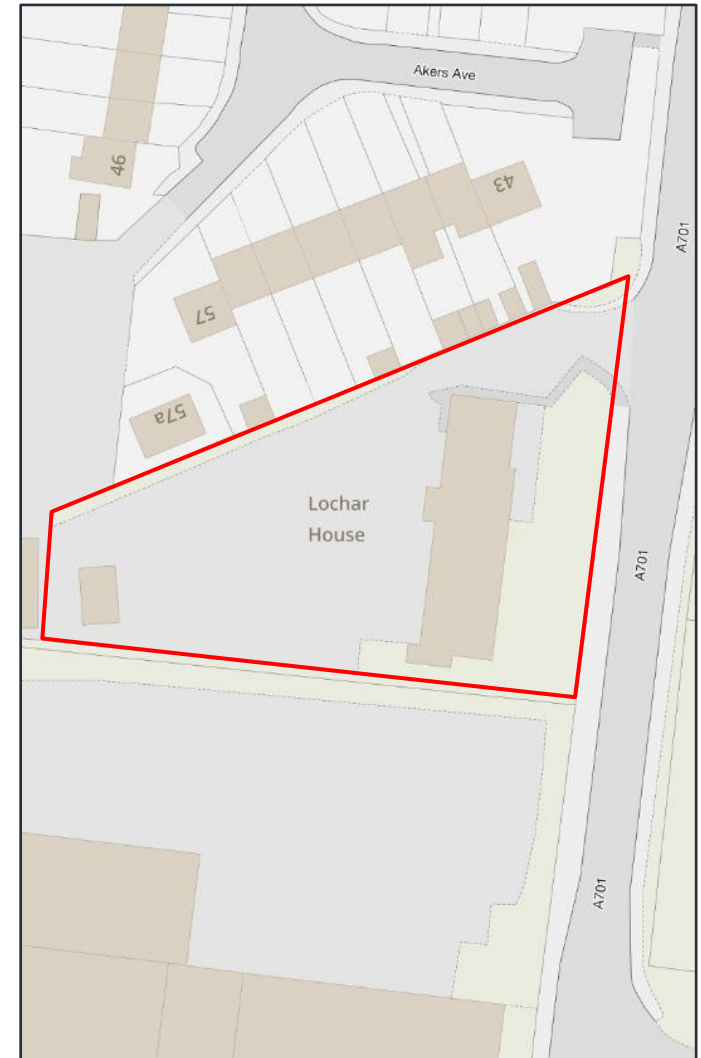
There is a large tarmac surfaced car park at the rear, with dedicated parking spaces allocated to each suite.

The original building is of traditional red sandstone construction, with a pointed external finish, surmounted by a pitched and slated roof.

We understand the building was altered and extended circa 1995 to provide the current office accommodation.

The extensions are of modern cavity construction, with painted roughcast and facing stone external finishes, under pitched and slated roofs.

The windows are a mix of single-glazed timber sash design and modern double-glazed uPVC casement design.



SUITE 2 – GROUND FLOOR

DESCRIPTION

Access into the common entrance hall is controlled by an intercom system. The ground floor suite also benefits from direct access to the car park, via a rear entry door in the kitchen.

The walls and ceilings have a painted finish, except for the reception office which has a suspended acoustic tile ceiling. The front office / meeting room features ornate cornicing and a marble fireplace.

The offices, hallways and kitchen have carpeted floors. There are vinyl floor coverings in both toilets.

Data trunking has been installed throughout.

ACCOMMODATION

- Reception Office
- Office
- Office / Meeting Room
- Kitchen
- Standard Toilet & Accessible Toilet

FLOOR AREAS	m ²	ft ²
Reception Office & Office	54.59	588
Office / Meeting Room	23.79	256
Kitchen	10.78	116
TOTAL	89.16	960

The above areas, which have been calculated from on-site measurements, are stated on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



SUITE 2 – GROUND FLOOR



SUITE 3 – FIRST FLOOR

DESCRIPTION

Access into the common entrance hall is controlled by an intercom system. In addition to the main staircase, there is also a fire exit stairwell.

The walls and ceilings have a painted finish.

The offices, hallways and kitchen have carpeted floors. There are vinyl floor coverings in both toilets.

Data trunking has been installed throughout.

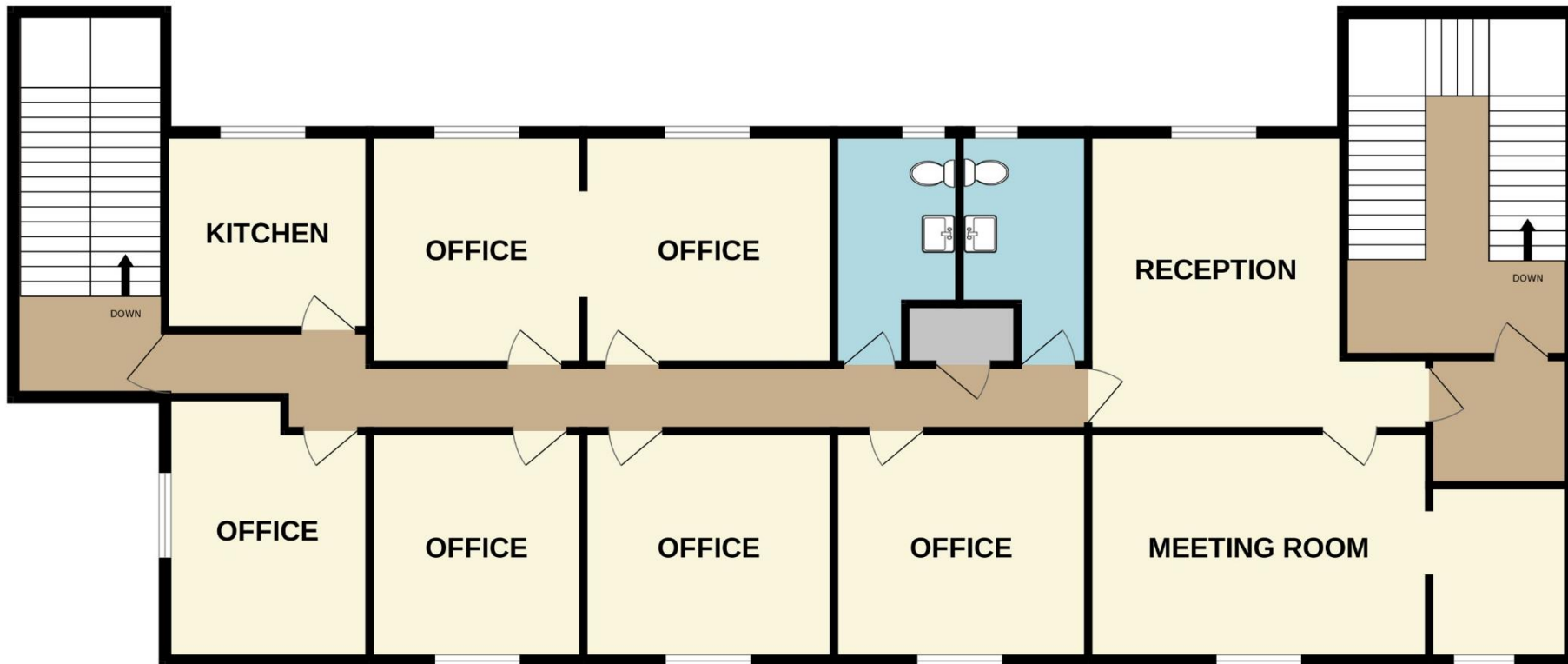
ACCOMMODATION

- Reception
- Meeting Room
- Six Offices (Two interlinked)
- Kitchen
- Two Toilets

FLOOR AREAS

	m ²	ft ²
Reception & Offices	80.64	869
Meeting Room	20.60	222
Kitchen	8.20	88
TOTAL	109.44	1,179

The above areas, which have been calculated from on-site measurements, are stated on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



SUITE 3 – FIRST FLOOR



SUITE 4 – FIRST FLOOR

DESCRIPTION

Access into the common entrance hall is controlled by an intercom system. In addition to the main staircase, there is also a fire exit stairwell.

The walls and ceilings have a painted finish.

The offices, meeting room and hallway have carpeted floors. There are vinyl floor coverings in the kitchen and toilet.

Data trunking has been installed throughout.

ACCOMMODATION

- Meeting Room
- Four Offices
- Kitchen
- Store
- Toilet

FLOOR AREAS	m ²	ft ²
Offices	52.26	563
Meeting Room	21.25	229
Kitchen & Store	13.88	149
TOTAL	87.39	941

The above areas, which have been calculated from on-site measurements, are stated on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



SUITE 4 – FIRST FLOOR



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 northwest of Carlisle, occupying a strategic location at the intersection of the A75, A76 and A701 trunk roads. The A709 provides the shortest link to the A74(M) at Lockerbie, which is some 12 miles distant.

The property is located within a mixed commercial and residential district, around 3.5 miles to the northeast of Dumfries town centre.

The A701 provides a link to the town bypass and also connects Dumfries to Junction 15 of the A74(M) at Moffat.

RENT & LEASE TERMS

The asking rent for each suite is as follows:

Suite 2:	£9,000 + VAT per annum
Suite 3:	£8,400 + VAT per annum
Suite 4:	£6,900 + VAT per annum

The suites are available by way of a new Full Repairing and Insuring (FRI) lease, for a flexible term. Tenant incentives are available.

VALUE ADDED TAX

We are verbally advised that the property is VAT elected.

SERVICES & SERVICE CHARGE

Mains water, gas, electricity and drainage. Space heating and hot water is provided by a communal gas-fired boiler.

There is a service charge levied against each suite. Further information is available upon request.

PLANNING

We understand that both suites are currently registered for Class 4 (Office) use, however, they may be suited to alternative commercial use, subject to Local Authority consents.

RATING ASSESSMENT

Suite 2:	£9,600
Suite 3:	£10,600
Suite 4:	£8,300

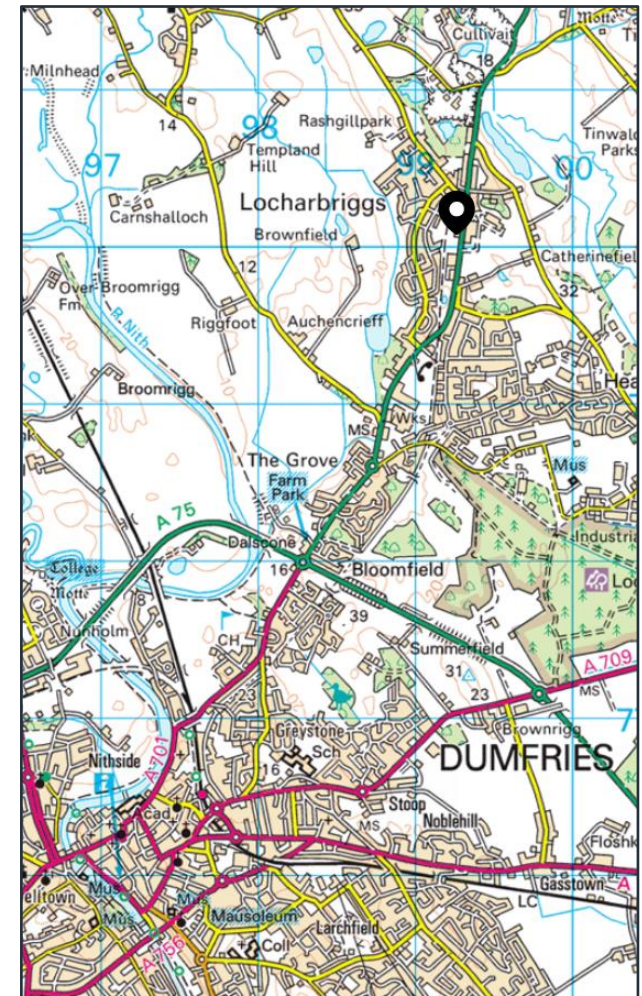
All three suites therefore qualify for 100% Rates Relief under the Small Business Bonus Scheme.

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: D
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

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