

DM HALL

To Let

Modern
Workshop/Warehouse
Property

Carrutherstown,
Dumfries, DG1 4JX



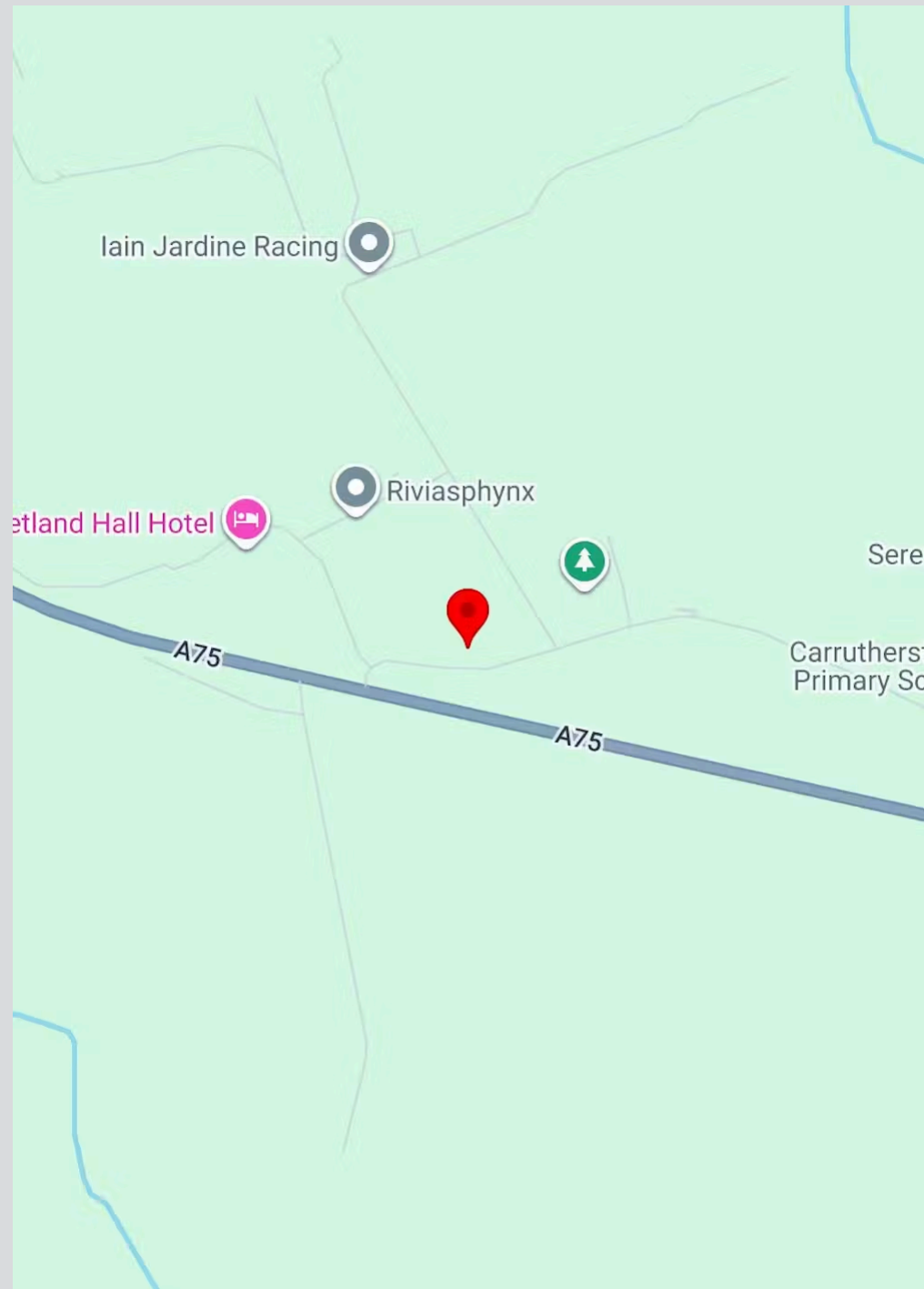
1,819 sq ft
(168.99 sq m)

- Located just north of the A75, between Annan and Dumfries
- Located within the grounds of Caulders Hetland Garden Centre
- Gross internal area 169 sqm (1,819 sqft)
- 100% rates relief expected, subject to status
- Rent £1,000 per month (£12,000 per annum) on an 'all inclusive' basis

LOCATION

Caulders Hetland, is a popular garden centre located to the west of the village of Carrutherstown in Dumfries and Galloway region, and is positioned a short distance north of the A75 at the Hetland Hall hotel.

Annan is the nearest town, around 8 miles southeast of Caulders Hetland and a 13-minute drive time, accessed via the A75, which also west to Dumfries (9 miles with a 15-minute drive time) and to the M74/M6 at Gretna, around 15 miles east with a 20-minute drive time.



DESCRIPTION

The workshop/warehouse at Caulders Hetland, is a modern detached property of steel portal frameworks with mixed block and clad walls to a minimum eaves height of 3.8m. The unit has a vehicle access door, is open plan and has a three-phase power supply. The property has a shared yard entrance off the service yard and car park serving the garden centre.

The property may be suitable for storage and distribution, trade counter, or rural service uses. Given the proximity of the garden centre, please note that interests of a competing, noisy or noxious nature, will not be considered.

Please note that offices within the garden centre, consisting of three rooms, and a kitchen are available under separate negotiation and on an 'all inclusive' basis.

The property extends to a gross internal floor area of 169 sqm (1,819 sqft), or thereby.

The property is to be assessed for rates purposes; however, the letting agents expect it to qualify for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

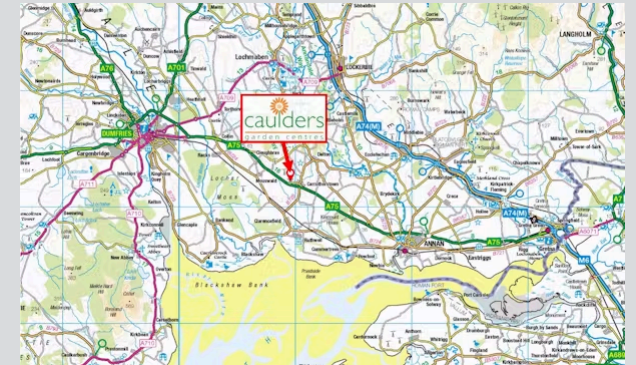
Rental offers of £1,000 per month (£12,000 per annum) are invited for a new full repairing and insuring lease of negotiable term. The rent quoted is inclusive of electricity, water and buildings insurance.

An EPC is available upon application.

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

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



NON-DOMESTIC RATES

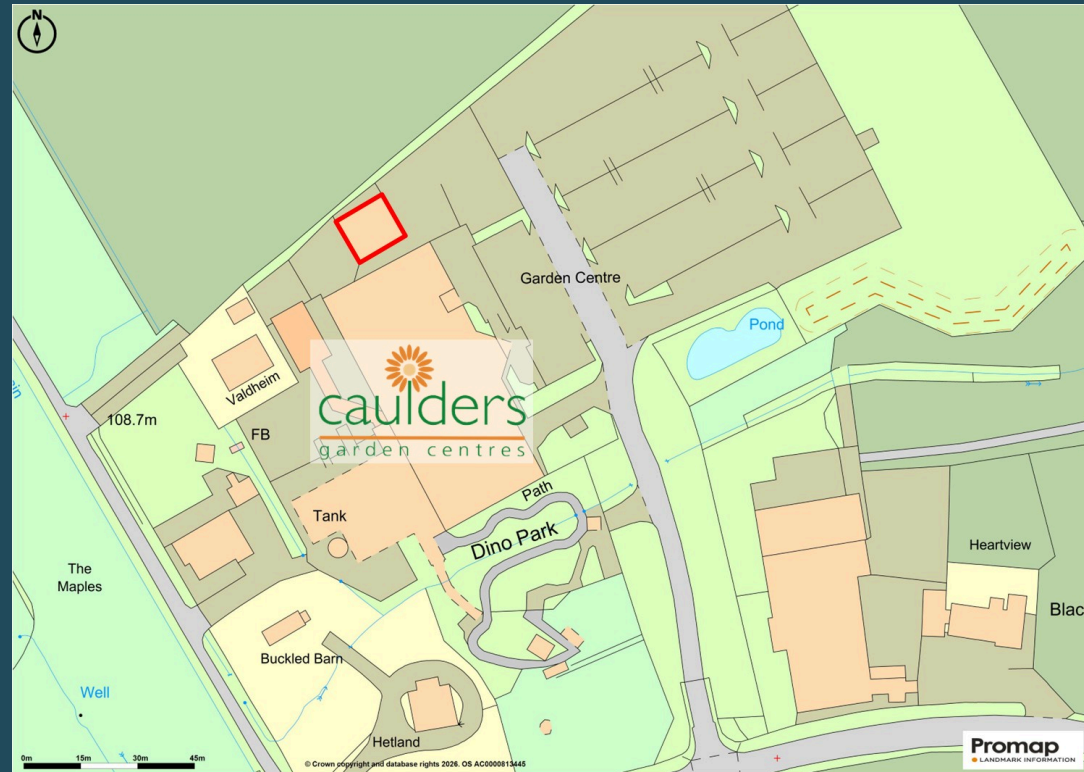
Rates Payable: Rates to be reassessed but 100% relief is expected, subject to occupier status

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

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Make an enquiry

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DM HALL



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