

FOR SALE

RETAIL / REDEVELOPMENT

Two adjoining ground floor units

Edge of town centre location

Vehicle access to rear loading bay

Offered as a whole or in two
separate lots

Scope for alternative use or
residential redevelopment (STC)

Long established antiques
business / stock also available



VIDEO TOUR



WHAT 3 WORDS



26A & 30 TOWNHEAD STREET, LOCKERBIE, DG11 2AE

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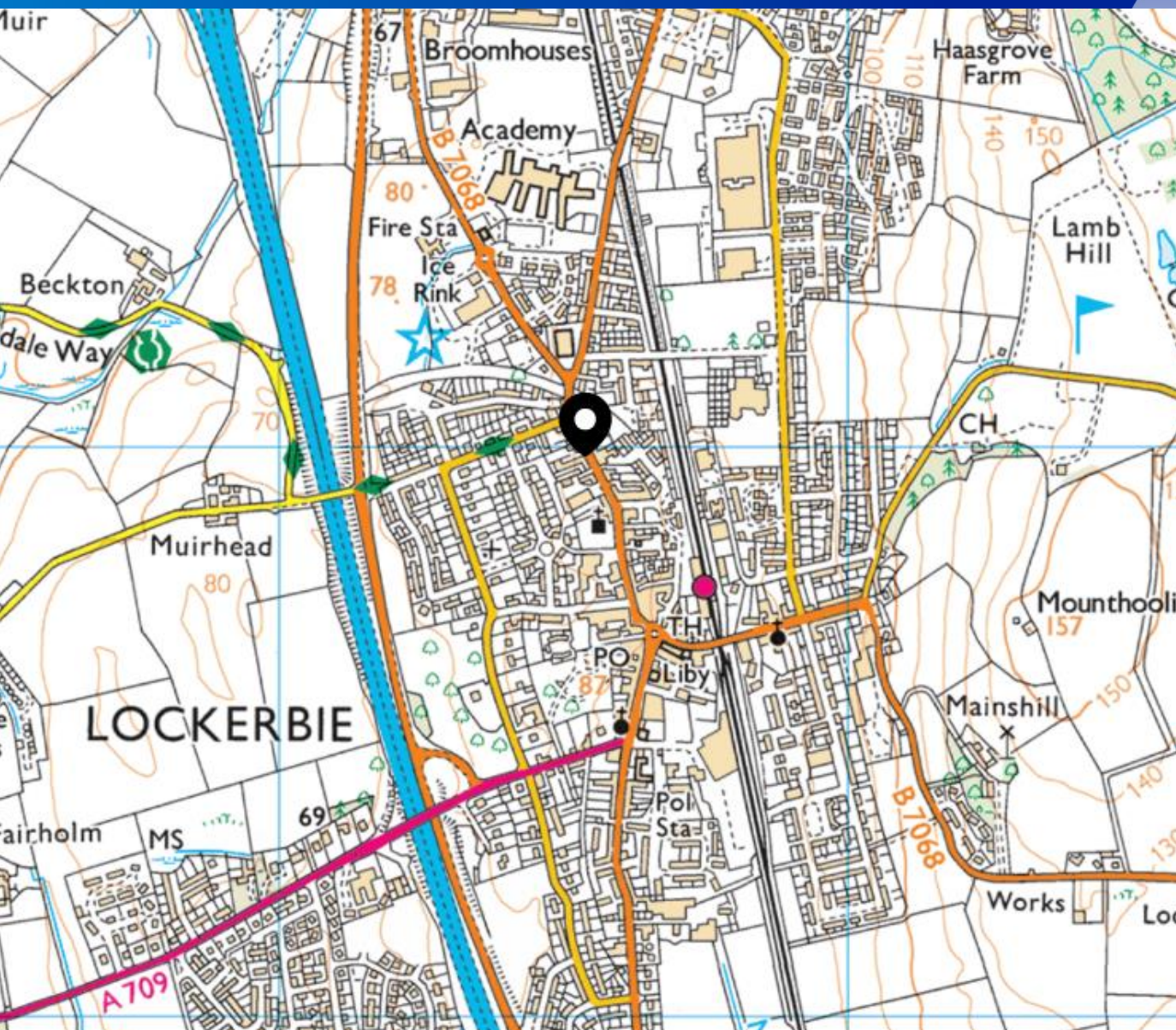
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Location

26A & 30 TOWNHEAD STREET, LOCKERBIE, DG11 2AE



The subjects occupy an accessible trading position and front an arterial traffic route into Lockerbie town centre.

Lockerbie is a market town located in the Dumfries & Galloway region of southwest Scotland and has a resident population of approximately 4,100.

The town is immediately adjacent to the A74(M) motorway (Junctions 17 & 18), therefore providing direct access to the main road network. Carlisle is located around 22 miles to the south whilst both Glasgow and Edinburgh are approximately 70 miles to the north.

The town also benefits from a train station on the main west coast railway line.

The property is located on the western side of Townhead Street, within an established mixed-use district, around 350 yards north of the prime retailing area.

Nearby commercial properties include a children's nursery, Lockerbie Primary School & Academy, squash club, ice rink, filling station, light industrial units, a licensed public house, and a Halfords Autocentre.

The subjects are also within a short walking distance of Kintail playpark and King Edward playing fields.

On street parking is available in the immediate vicinity.

Visible roadside position within established mixed-use district



FIND ON GOOGLE MAPS



Description

26A & 30 TOWNHEAD STREET, LOCKERBIE, DG11 2AE



The subjects comprise two adjacent ground floor units, including sales frontage, loading bay, and partial basement.

The units form part of a larger building, with the upper floor comprising a residential dwelling in separate ownership, together with a series of rear extensions.

The properties are of traditional stone / brick construction, surmounted by pitched & slated or flat roofs.

No.26A consists of a former joiner's workshop and includes the loading bay, two large warehouses, a toilet facility, stores, and pedestrian access from Townhead Street.



No.30 has a large sales frontage with two three-quarter height display windows set either side of a double-door customer entrance. There are four connecting sales areas as well as an office, kitchenette, toilet, and basement store.

A good level of natural daylighting is provided by multiple rear windows and skylights.

Vehicle access to the rear of the property is provided by a shared pend, which leads onto a shared concrete surfaced yard.

The loading bay is accessed off the shared yard and benefits from a wide metal sliding door.



Description

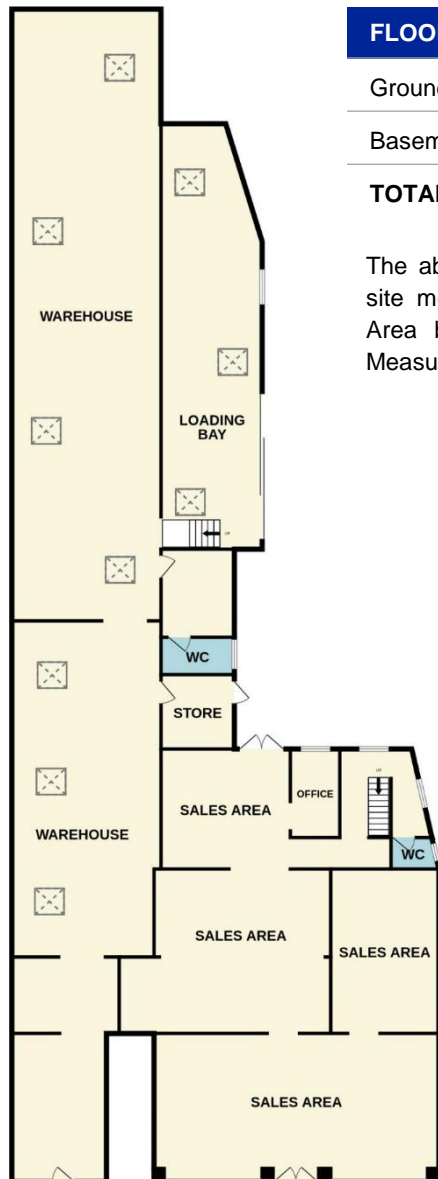
26A & 30 TOWNHEAD STREET, LOCKERBIE, DG11 2AE





Plans

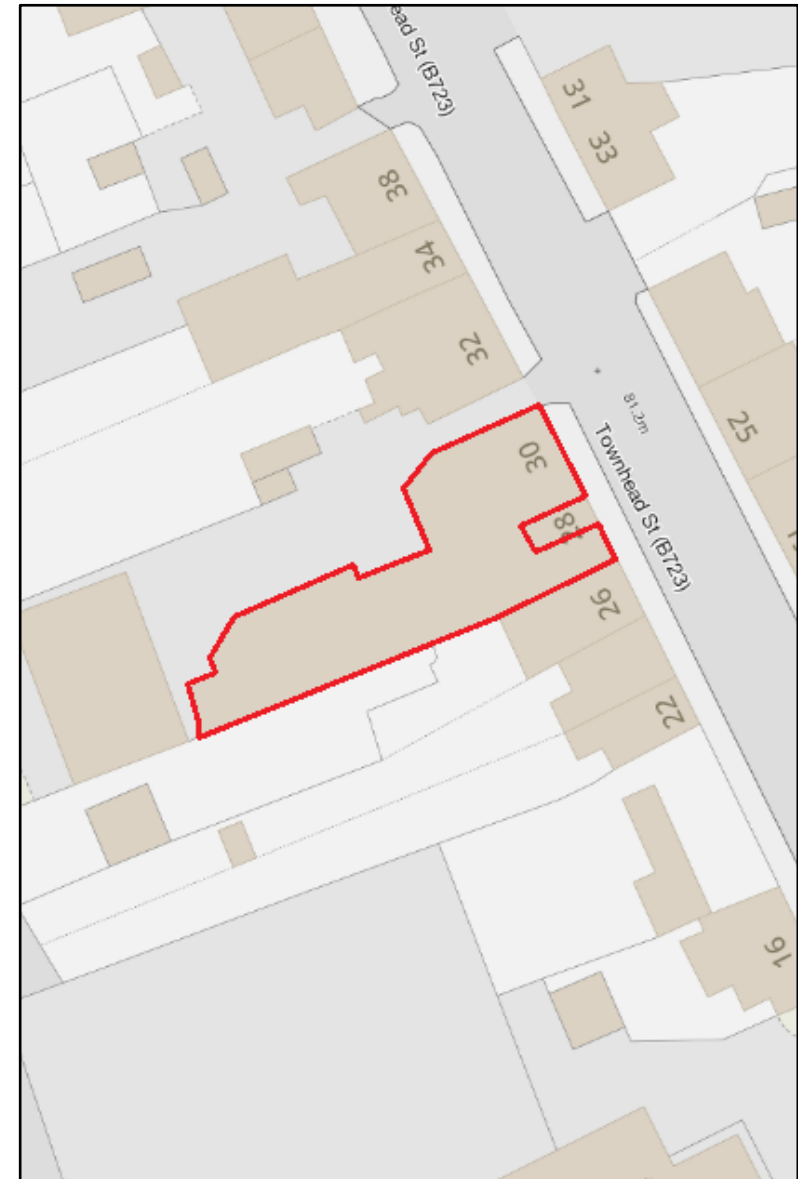
26A & 30 TOWNHEAD STREET, LOCKERBIE, DG11 2AE



FLOOR AREAS	m ²	ft ²
Ground Floor	376.57	4,053
Basement	22.51	242
TOTAL	399.08	4,295

The above floor areas have been calculated from on-site measurements and are stated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor Plan



Site Plan



Services

We understand both units are connected to mains supplies of water and electricity, with drainage into the public sewer.

No.26 benefits from a 3-phase electric supply.

Rateable Value

No. 26A:	£4,300
No. 30:	£3,950

Both properties therefore qualify for 100% rates relief under the Small Business Bonus Scheme.

Planning

We understand the properties are registered for Class 1A (Shops, financial, professional and other services) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The subjects may however be suited to alternative commercial use or residential redevelopment, subject to Local Authority consents.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

Price & Value Added Tax

Purchase offers around **£85,000** are invited for our client's heritable interest in the whole property.

Purchase offers will also be considered for a sale as two separate lots.

Prospective purchasers are advised to satisfy themselves independently as to the incidence of VAT in respect of this transaction.

The Business

'Cobwebs of Lockerbie' has traded for over forty years and our client has now decided to retire.

As such, in addition to the two properties, separate purchase offers are invited for the business and stock, consisting of antique furnishings, artwork, a variety of homeware items, and a Luton van with tail lift.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Energy Performance Certificate (EPC)

Energy Performance Ratings: Pending
A copy of the EPCs are available on request.

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

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 on 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.

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