



FOR SALE

OFFICES & YARD WITH DEVELOPMENT POTENTIAL

26-34 Terregles Road, Dumfries, DG2 9HB

Prominent roadside location to the north of Dumfries

Detached, single storey office building with car parking

Adjoining former yard

Potential for residential development

Gross internal area 142 sq.m (1,528 sq.ft)

Total site area 0.54 hectares (1.3 Acres)

Offers over £300,000 are invited

LOCATION

Dumfries is the principle town within the Dumfries and Galloway region, approximately 76 miles south of Glasgow and 33 miles north west of Carlisle. The town has a population of around 32,000 persons and a regional catchment of around 150,000 persons. Dumfries is approximately 24 miles west of the junction between the M74 and M6 motorways.

Terregles Road is located within the Lochfield area on the north western outskirts of Dumfries. The surrounding area is predominantly residential in its nature but with some commercial uses nearby including a showroom, petrol filling station and a football ground.

DESCRIPTION

26-34 Terregles Road consists of a detached, single storey office building with private car park and an adjoining former yard.

The offices, which we believe date from the 1950s, are cellular in nature and are occupied by Boyd Safety Supplies. Lease details are available by contacting the selling agents.

The site, overall, is of irregular shape with extensive frontage on to Terregles Road and a potential secondary access off of Maxwelltown Drive, a private residential street. The site is contained within the settlement boundary and we believe may be suitable for alternative development, subject to the necessary Local Authority consents.

AREAS

The office extends to a gross internal floor area of 142 sq.m (1,528 sq.ft), whilst the site in its entirety, extends to 0.54 hectares (1.3 Acres).

RATING

The rateable value is £6,550 and the office qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

PRICE

Offers over £300,000 are invited for our client's heritable interest, exclusive of VAT (if applicable).

Our clients are willing to consider conditional offers based on alternative uses.

EPC

Available upon request.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

Further information and viewing is available by contacting the sole selling agent:

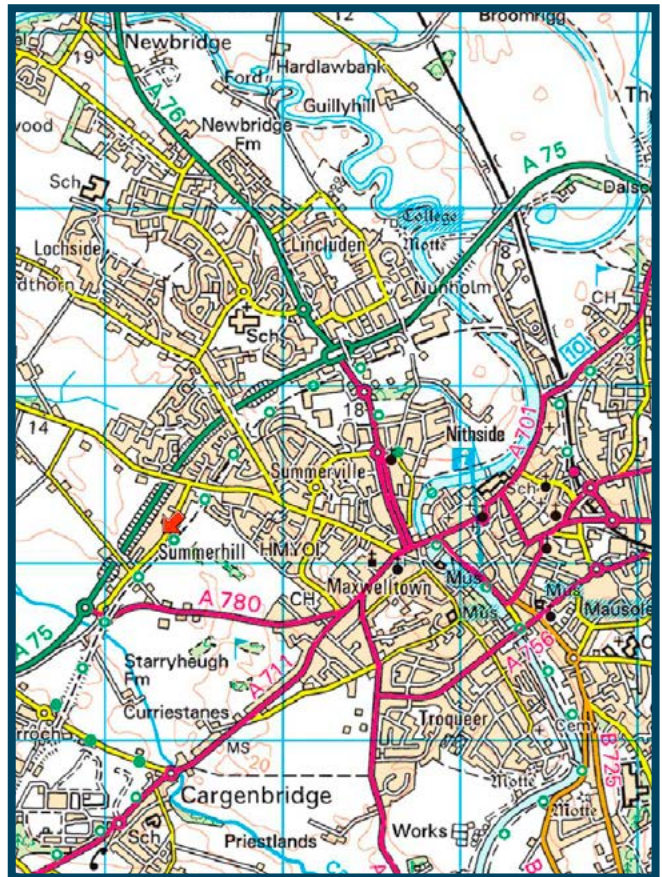
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