

TO LET

WORKSHOP / WAREHOUSE, OFFICES AND YARD

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UNITS 3, 4 & 5
61/63 BRIDGE STREET,
LOCKERBIE, DG11 2HS



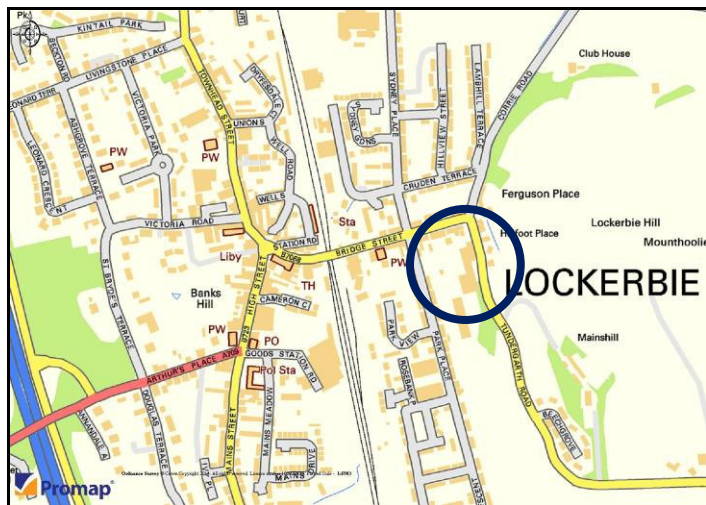
- Open plan concrete / steel portal frame units.
- Total gross internal floor area of 1,215.72m² (13,087ft²) or thereby.
- Capable of sub-division. Office space also available separately.
- Easy access to the A74(M) motorway.
- Rent by negotiation.
- **BUILDINGS TO BE REFURBISHED. DETAILS ON APPLICATION.**

Energy
Performance
Rating

D

► Location

LOCKERBIE, is a market town located in the Dumfries & Galloway region of southwest Scotland, and has a population of approximately 4,100. The town is immediately adjacent to the A74(M) motorway offering excellent access to the country's main road network. Lockerbie also benefits from having a station on the main west coast rail line, offering direct train services to destinations such as Glasgow, Edinburgh, Manchester and London Euston.



The subject property is situated on Bridge Street, which is a continuation of the B7068 Lockerbie to Langholm Road. This is a mixed residential/commercial district located only a short walking distance of the town's High Street and train station.

DIRECTIONS: Upon entering Lockerbie on the A709 from Dumfries, turn left at the traffic lights onto the High Street (B723) and then right, at the monument, onto Bridge Street (B7068). The subjects are located at the eastern extremity of Bridge Street, on the right hand side at the top of the hill.

Nearby occupiers include Express Tyres, Tufnells Parcels Express Ltd, Nordic Tyres (UK) Ltd, Sashworks Scotland Ltd & Kestrel Temperature Controlled Services. The Lockerbie auction market is also close by.

► Description

The subjects comprise purpose built portal frame units of concrete / steel construction, externally clad with profile sheeting. The concrete framed unit (Unit 3) has an approximate eaves height of 4.4 meters raising to 4.9 metres in part due to a two level floor. The steel frame unit (Unit 5) has an eaves height of 4.7 metres or thereby and also benefits from under vehicle inspection pits. Vehicular access to both units is provided via metal sliding doors.

In addition, there is an open fronted lean-to store extending to 178.90m² (1,926ft²) or thereby, as well as an open area of yard adjacent to Unit 5. Four staff / customer parking spaces are located at the entrance to the office (Unit 4).

► Accommodation

Warehouse, Workshop with w.c's, Office, Ancillary storage & open front store. The office accommodation includes a Reception, General office, Managers office, Locker room, Staff Room, Canteen, Cloakroom with w.c's, and Stores.

► Floor Areas

The buildings provide the following approximate gross internal floor areas:-

Unit 3 – 407.00m² (4,381ft²) Warehouse / Workshop
Unit 4 – 199.75m² (2,150ft²) Office | 262.37m² (2,825ft²) Ancillary storage
Unit 5 – 346.60m² (3,731ft²) Workshop

J & E Shepherd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that (i) the particulars and plan(s) are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue, but intending purchasers or tenants should not rely upon them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; and, (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of Value Added Tax in respect of any transaction.

► Rent

By negotiation.

► Terms

The subjects will be let on a Full Repairing and Insuring (FRI) basis, with flexible lease terms available.

► Rating Assessment

As at the date these particulars were published, the Rateable Value was £15,000.

The business rate poundage for the 2014/2015 financial year is 47.10 pence. We draw to your attention the fact that a new occupier of this property will have the right to appeal the Rateable Value for a period of 6 months after acquiring an interest in the subjects.

► Services

Mains water and electricity, with drainage to a shared septic tank. There is electric heating in the office element of the property. Hot water throughout is provided via electric geysers.

None of the systems or services have been checked or tested by the selling agents, and are not deemed to be in satisfactory condition or working order.



► Sub-Division

The units are available to let as a whole or individually, subject to agreeable lease terms and building warrants. This also includes the office space.

► Costs

Each party to bear their own legal costs, however the ingoing tenant will be liable for Stamp Duty Land Tax, Registration Dues or VAT incurred thereon.

► Value Added Tax

All prices, rents and premiums, where quoted, are exclusive of Value Added Tax. Prospective lessees are advised to satisfy themselves independently as to the incidence of VAT in respect of this transaction.

► Viewing and Further Information

Please contact the sole agents for further info. Please note that all viewings must be accompanied, and are strictly by prior appointment.

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