

OFFICE

- > DETACHED SINGLE STOREY BUILDING
- > LARGE OPEN-PLAN RECEPTION OFFICE
- > TWO PRIVATE OFFICES / MEETING ROOM
- > CENTRAL HEATING AND DOUBLE GLAZING
- > PRIVATE PARKING
- > QUALIFIES FOR 100% RATES RELIEF
- > FLEXIBLE LEASE TERMS & TENANT INCENTIVES AVAILABLE



TO LET

OFFICE, 40 MAIN STREET, NEW ABBEY, DG2 8BY

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DESCRIPTION

The property comprises a detached single-storey office of traditional brick construction, surmounted by a pitched and slated roof.

The building was extended and remodelled in 1993.

Windows are a mix of double-glazed uPVC and timber casement design.

The site extends to the footprint of the building together with a tarmac surfaced parking area at the front, with space for approximately four vehicles.

The internal accommodation extends to the following:

- Entrance Vestibule & Reception Hatch
- Large Open-Plan Reception Office
- Two Private Offices / Meeting Room
- Two Walk-In Stores
- Kitchen
- Two Toilets

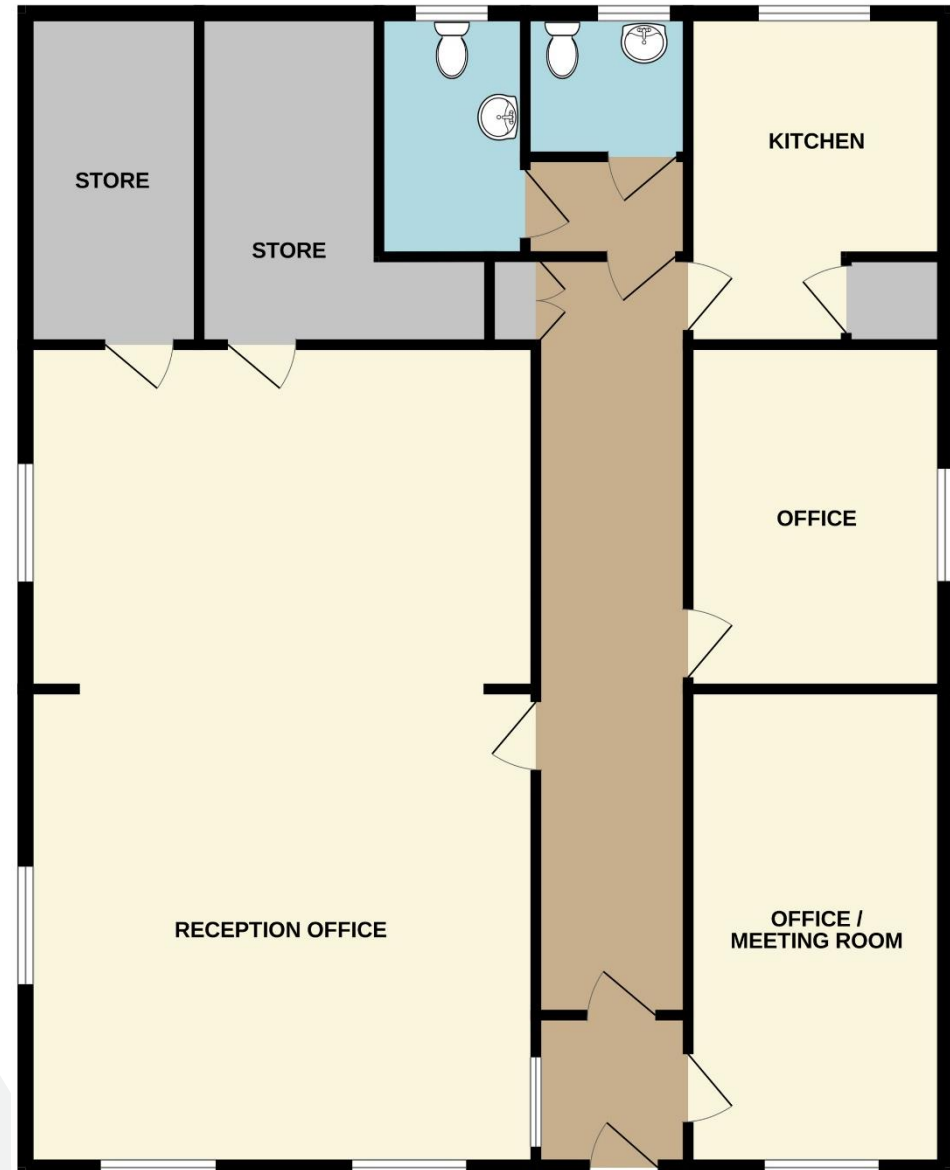
The floors are of suspended timber construction with a mix of carpet and vinyl coverings. The walls and ceilings have a painted finish. The kitchen has fitted storage units and worktops, incorporating a stainless-steel sink and drainer.

FLOOR AREAS

	m ²	ft ²
Ground Floor	104.70	1,127

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.





LOCATION

Dumfries, with a population of around 33,000 is the largest town in Dumfries & Galloway and is therefore Southwest Scotland's main shopping 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) motorway at Lockerbie, which is some 12 miles distant.

New Abbey is a picturesque village set on the A710, which forms part of the South West Coastal 300 route, and lies approximately 8 miles south of Dumfries.

The village is largely residential in character, although other commercial properties include a convenience store, licensed hotel, tearoom, doctors surgery, automotive repair garage, sawmill, church, museum, primary school, and playing field.

In addition, trade is generated from those visiting the ruins of Sweetheart Abbey or climbing to the summit of Criffel.

RENT & LEASE TERMS

Rental offers over **£7,000** per annum are invited.

The property is 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 not VAT elected.

SERVICES

Mains water, electricity and drainage.

Space heating is provided by an electric boiler serving a series of wall mounted radiators.

RATING ASSESSMENT

RV - £3,850

The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

PLANNING

We are verbally advised that the subjects are registered for Class 1A (shops, financial, professional and other services) use. However, the unit lends itself to a variety of commercial uses, subject to landlord and Local Authority consents. Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

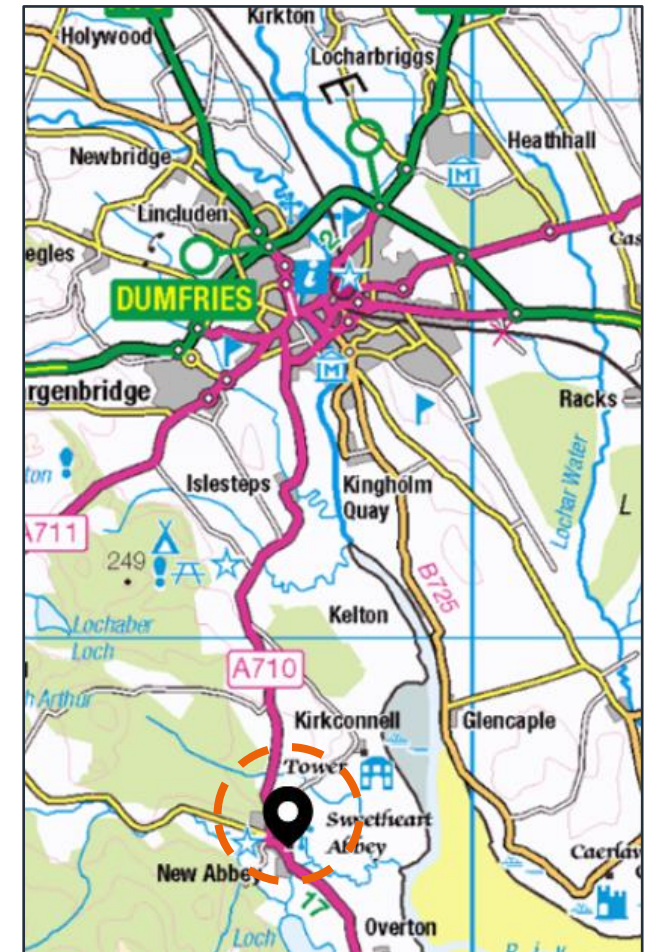
LEGAL COSTS

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: Pending

A copy of the EPC is available on request.



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

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