

FOR SALE BY ONLINE AUCTION

REDEVELOPMENT OPPORTUNITY

Auction Date: 18.06.26

Former Cinema / Bingo Hall
& Restaurant

Gross Site Area: 0.061 Ha (0.15Ac)

Non-Listed Building &
No Local Conservation Area

Zero Rated

Guide Price: £50,000



GOOGLE MAPS



WHAT 3 WORDS



'REX CINEMA' BRIDGE STREET, LOCKERBIE, DG11 2HE

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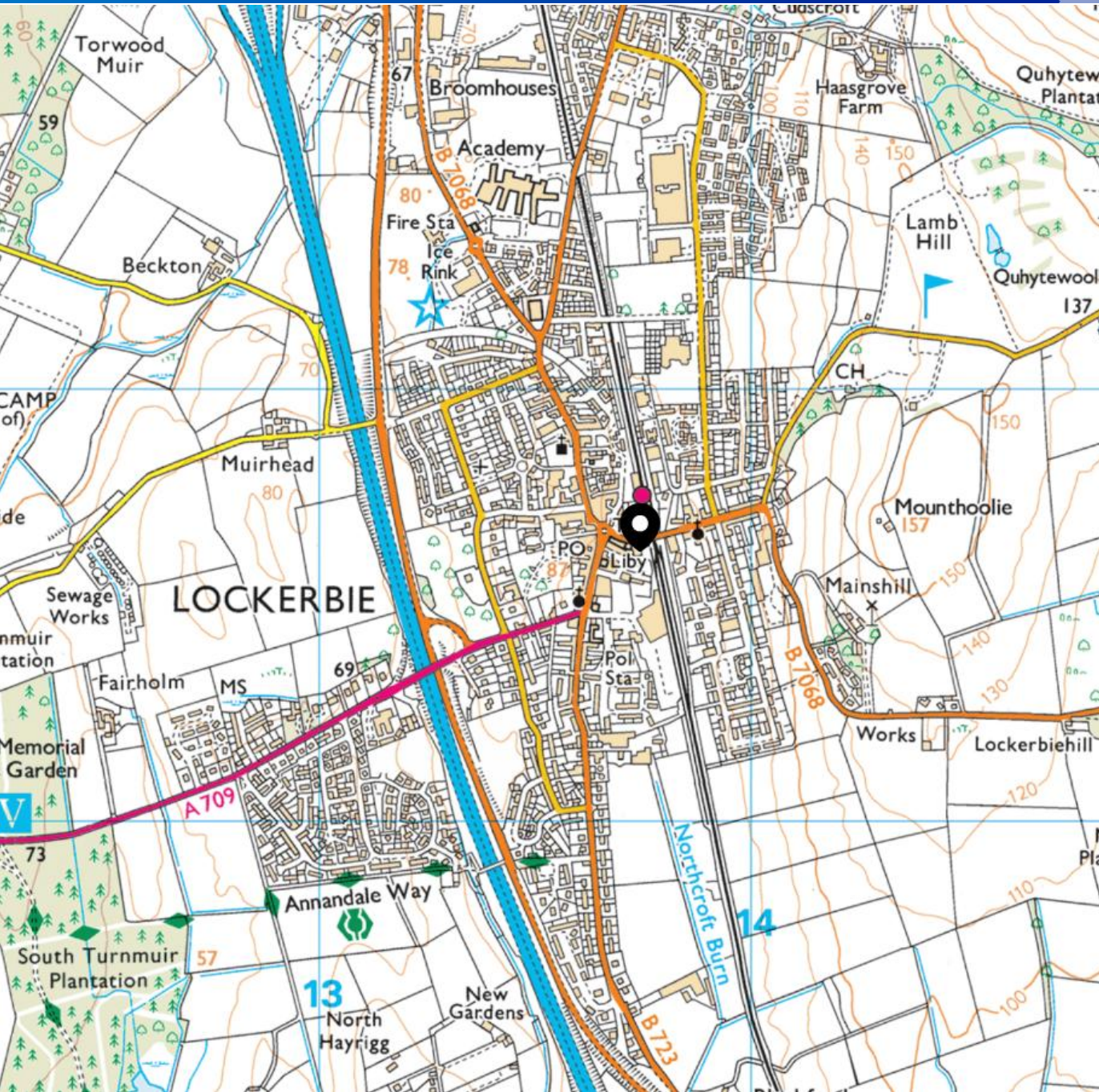




Location

'REX CINEMA'

BRIDGE STREET, LOCKERBIE, DG11 2HE



The subjects occupy an accessible position within a mixed-use district at the edge of 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 West Coast Main Line railway.

The property is located on the southern side of Bridge Street, around 60 yards east of the High Street.

Local amenities include a modern children's nursery and recently constructed 'all-through' school, medical centre, pharmacies, dental surgery and veterinary practices, Tesco and Home Bargains supermarkets, a wide range of hospitality venues, together with a variety of retailers and professional services.

In addition, leisure facilities include public parks and sports fields, a squash club, ice rink, gyms, and a golf course.

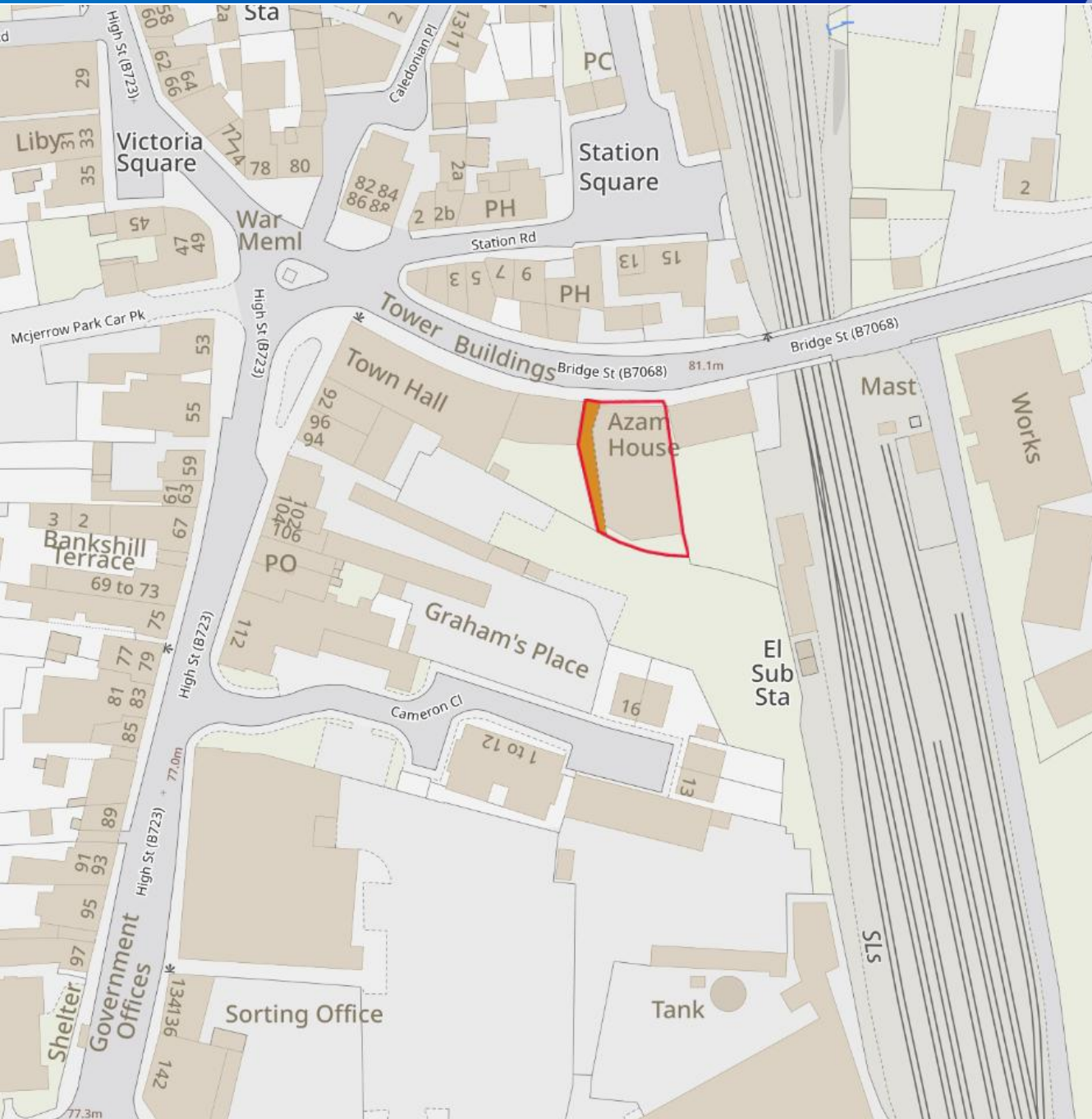
Public parking is available around 100 yards to the west, with the property also immediately adjacent to two bus stops.



Description

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The subjects comprise a former cinema / bingo hall and restaurant which presents a recognisable opportunity for redevelopment (STC).

We understand the detached property was purpose-built during the early 20th century and partially converted to a restaurant in 2004.

The building is of steel frame and brick construction, surmounted by a combination of pitched and flat roofs.

We understand the internal accommodation is arranged over three floors, although a mezzanine section has been added in the past.

The site extends to the footprint of the building together with additional land along both the western & southern boundaries.

We estimate the gross site area to be 0.061Ha (0.15Ac) or thereby.

Services

The property is assumed to be connected to mains supplies of water, gas, electricity and drainage. Prospective purchasers must satisfy themselves as to the general availability of mains services.

Rating Assessment

The property is currently zero rated. Prospective purchasers must satisfy themselves as to the prospect of Business Rates payable.

Planning

The property does not appear to be a listed nor located within a conservation area.

We assume the property is currently registered for Class 11 (Assembly & Leisure) and/or Class 3 (Food & Drink) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The building is however well suited to redevelopment, subject to Local Authority consents. Prospective purchasers are advised to make their own planning enquiries direct with Dumfries & Galloway Council.



Auction Date

The auction will be held on Thursday 18th June 2026 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

Guide Price

The property has a guide price of **£50,000**.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 1.5% plus VAT, subject to a minimum of £1,500 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

Not Applicable

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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PROPERTY AUCTIONS