



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS



TO LET

WORKSHOP, WEST SHAMBELLIE, NEW ABBEY, DG2 8HG

WORKSHOP/STORAGE SPACE

APPROX 84M2 (900 SQ.FT)

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LOCATION

The subjects are situated in a rural location, less than a mile from New Abbey and approximately seven miles South of Dumfries.

The subjects are access via a shared single-track road and neighbour a residential property.

DESCRIPTION

The subjects comprise a detached, single storey outbuilding, primarily of stone and slate construction.

ACCOMMODATION

Accommodation comprises: three sections of workshop/storage space.

FLOOR AREA

We calculate the net internal floor area at approximately 84m² (900sq.ft.)

RATING ASSESSMENT

We understand the property is entered in the Valuation Roll with a Rateable Value of £700. Further information is available from www.scotland.gov.uk

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



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating – N/A

TERMS

Offers to rent in the region of £7000 p.a are invited.

SERVICES

The property benefits from mains Electricity.

VAT

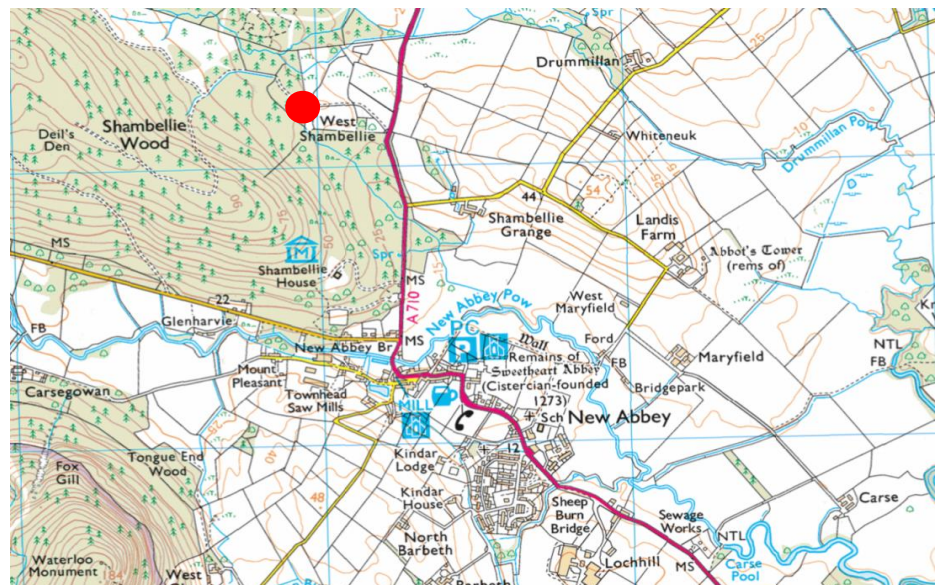
VAT charged at the prevailing rate, only where applicable.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF ENTRY

To be mutually agreed.



Map source: www.bing.com/maps

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agent Allied Surveyors Scotland plc.

Scott Morton / Allan McMillan | Tel. 01387 254 424

Scott.morton@gmthomson.co.uk / Allan.mcmillan@gmthomson.co.uk