

**TO LET**

**INDUSTRIAL /  
TRADE COUNTER**

Modern unit with dedicated loading  
and parking

GIA: 376.31 sq.m. ( 4,051 sq.ft.)

Eaves: 5.21m (17ft 1ins)

Set in established estate near to  
A701, A709 & A75

Flexible lease terms available

**£24,000 per annum**



WHAT 3 WORDS



**UNIT D1 LOCHAR INDUSTRIAL ESTATE, DUMFRIES, DG1 3PJ**

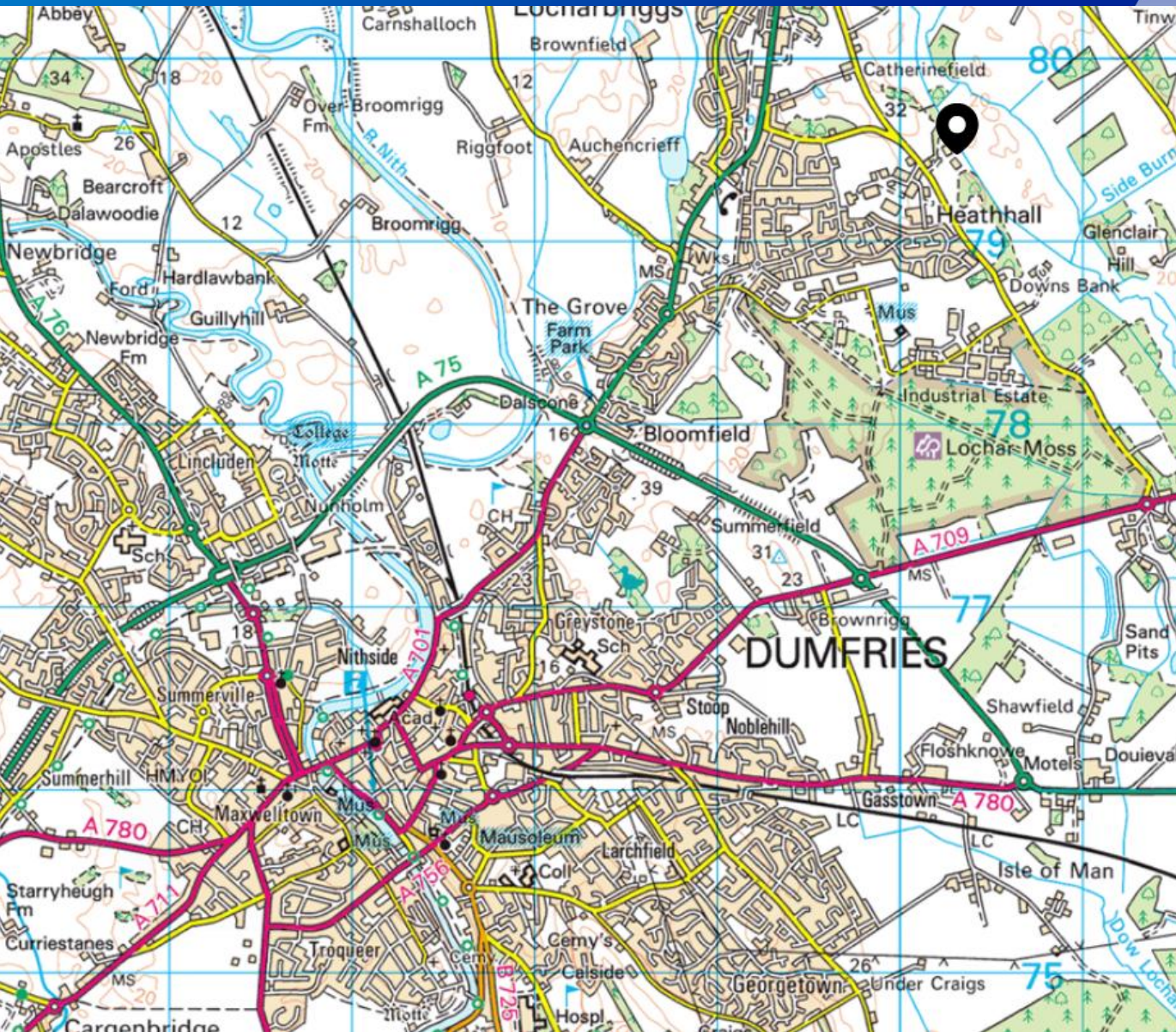
**CONTACT: Fraser Carson | [f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk) | 01387 264333**  
**Robert Maxwell | [robert.maxwell@shepherd.co.uk](mailto:robert.maxwell@shepherd.co.uk) | [www.shepherd.co.uk](http://www.shepherd.co.uk)**





# Location

UNIT D1 LOCHAR INDUSTRIAL ESTATE,  
DUMFRIES, DG1 3PJ



**The subjects are set within an established business & industry district, near to the A75, A701 & A709.**

Dumfries, with a population of around 33,000, is the largest town in Dumfries & Galloway as is therefore southwest Scotland's main shopping and administrative 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) / M6 motorway at Lockerbie, although the A75 and A701 offer alternative routes dependant on the direction of travel, with junctions at Gretna and Beattock respectively.

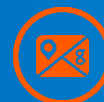
The A75 also provides a link to the Northern Irish ferry ports at Cairnryan.

The unit is located within Lochar Industrial Estate, with surrounding occupiers including Browns Food Group, Logoplaste UK, Nithsdale Plumbing, Signcraft, Express Bakery, Solway Print, Hayton Removals & MKM Building Supplies.

The estate is accessed from Catherinefield Road, which connects to both the A709 and A701.

The A75 lies around 2.5 miles from the estate, via the A709, with Dumfries town centre approximately 4 miles to the southwest.

**Modern and adaptable unit located in established industrial estate**



FIND ON GOOGLE MAPS



# Description

UNIT D1 LOCHAR INDUSTRIAL ESTATE,  
DUMFRIES, DG1 3PJ



**The subjects comprise a modernised attached unit, with a dedicated loading bay and parking space.**

The unit is of steel portal frame construction with block infills and insulated profile metal sheet external cladding.

The internal accommodation extends to the main workshop / warehouse along with a portacabin containing a kitchen / office and w/c.

The workshop / warehouse is finished to a typical standard with LED lights.

The internal eaves height is circa 5.21m (17ft 1ins). Vehicle access is via an insulated up & over door, measuring approximately 3.98m (13ft) wide by 3.99m (13ft 1ins) high.

The dedicated loading / parking area has a tarmac surface.

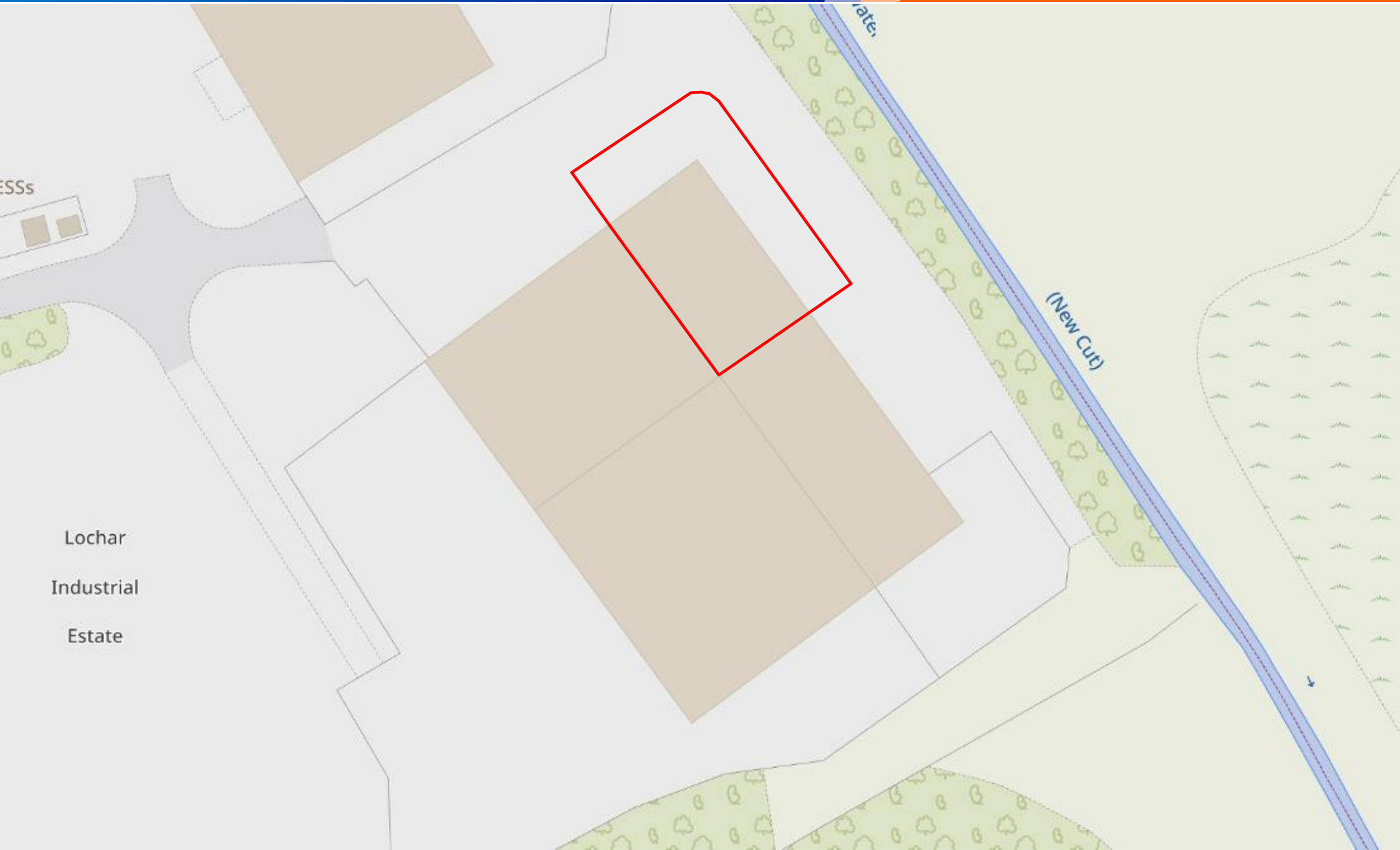
FLOOR AREA	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	376.31	4,051

The above floor areas have been calculated from on-site measurements and are stated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



# Site Plan

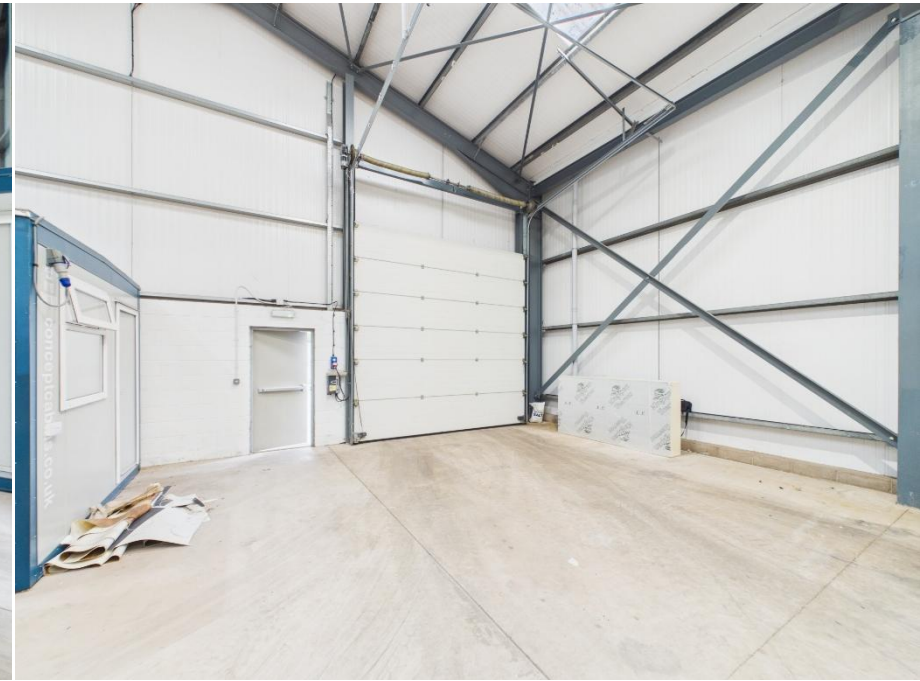
UNIT D1 LOCHAR INDUSTRIAL ESTATE,  
DUMFRIES, DG1 3PJ





# Gallery

UNIT D1 LOCHAR INDUSTRIAL ESTATE,  
DUMFRIES, DG1 3PJ





## Services

We understand the property is connected to mains supplies of water and electricity, with drainage into a septic tank.

## Planning

The unit is presently used for storage and distribution purposes.

We therefore assume the subjects are registered for Class 5 (General Industrial), and/or Class 6 (Storage or Distribution) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

## Energy Performance Certificate (EPC)

Energy Performance Rating: C

A copy of the EPC is available on request.

## Rent & Lease Terms

Rental offers around **£24,000 per annum** are invited.

The subjects are available by way of a new lease on a Full Repairing and Insuring (FRI) basis, for a flexible term incorporating a regular review pattern.

Tenant incentives may be available.

## Rateable Value

£13,200

## Value Added Tax

We are verbally advised that the property is VAT elected.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

The tenant will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

## Get in Touch

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



**Fraser Carson**

[f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk)



**Robert Maxwell**

[robert.maxwell@shepherd.co.uk](mailto:robert.maxwell@shepherd.co.uk)

**Shepherd Chartered Surveyors**

18 Castle Street, Dumfries, DG1 1DR

t: 01387 264333



### 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.

[shepherd.co.uk](http://shepherd.co.uk)