

TO LET

TRADE COUNTER / INDUSTRIAL

GIA: 1,140 sq.m. (12,274 sq.ft.)

Private Parking & Yard
(Total Site Area: 0.53 Ha / 1.3 Ac)

Direct access from A702
around 3 miles from the A76

Qualifies for 100% rates relief
(subject to occupier eligibility)

Available as a single lot
(£35,000 per annum)

Also available as separate lots
(Rental Offers Invited)



VIDEO TOUR



WHAT 3 WORDS



CAMLING, TYNRON, THORNHILL, DG3 4JS

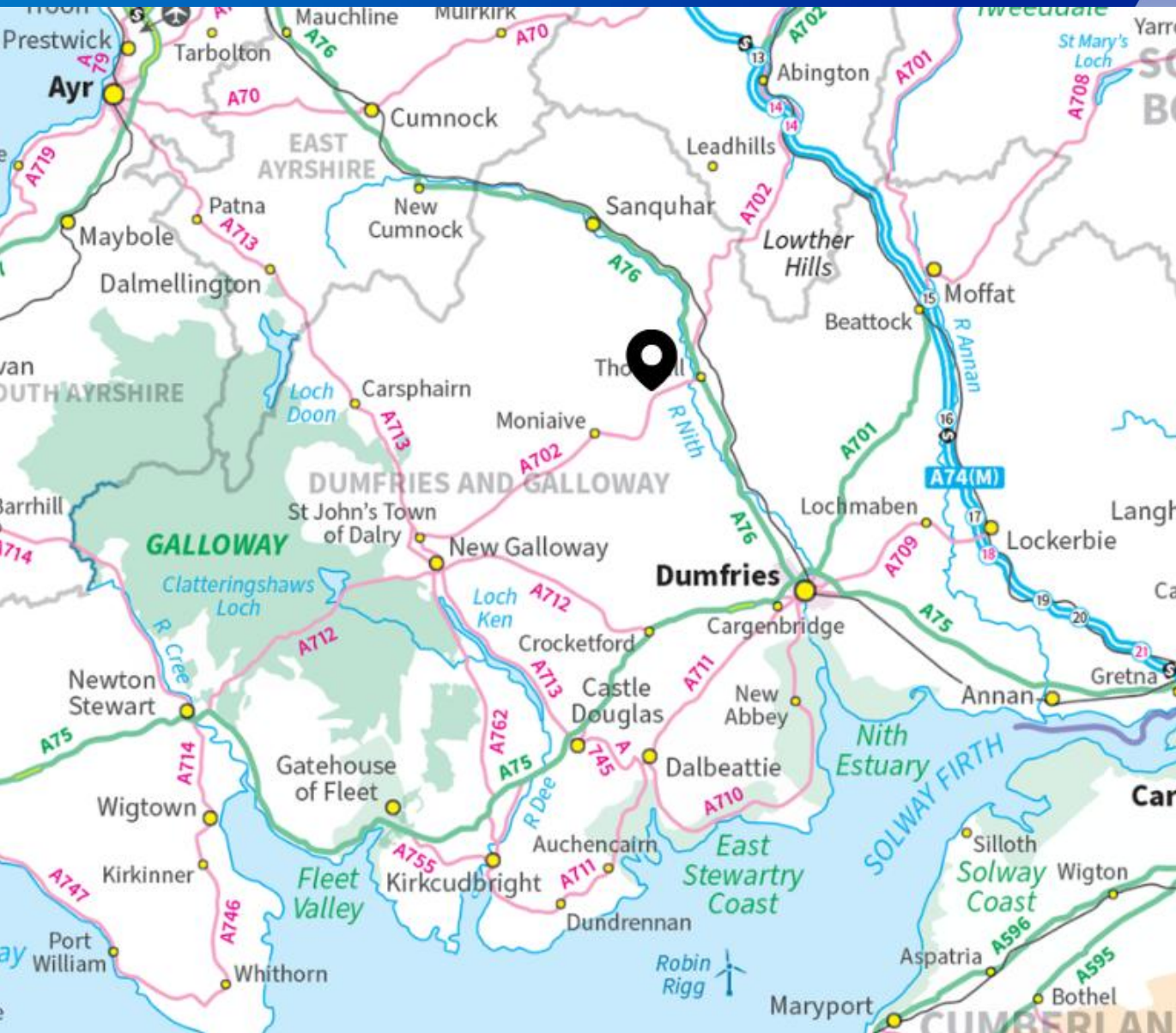
CONTACT: Fraser Carson | f.carson@shepherd.co.uk | 01387 264333
Robert Maxwell | robert.maxwell@shepherd.co.uk | www.shepherd.co.uk





Location

CAMLING, TYNRON, THORNHILL, DG3 4JS



The property lies in a semi-rural area in the foothills of the Southern Uplands and is easily accessible from the A76.

CAMLING, is situated between the villages of Tynron and Penpont, which offer local amenities including a convenience store, tearoom, and automotive repair garage.

Additional amenities are available within the larger nearby villages of Thornhill and Moniaive.

The regional town of Dumfries, with a population of around 33,000, lies approximately 18.0 miles to the south and occupies a strategic location at the intersection of the A75, A76 and A701 trunk roads.

The subjects are accessed directly from the A702, approximately 3 miles west of the A76 Dumfries to Kilmarnock trunk road.

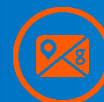
The A74(M) motorway is accessible at Elvanfoot (Junction 14) around 20 miles to the northeast, via the A76 & A702.

Entry into the property from the A702 is via a shared private drive.

Immediately neighbouring properties consist of a separately operated storage yard and residential dwellings.

The surrounding land is in agricultural use.

Well established country store and yard set in an accessible yet scenic location



FIND ON GOOGLE MAPS



Description

CAMLING, TYNRON, THORNHILL, DG3 4JS



The subjects comprise an established trade counter & warehouse premises with private parking and substantial yard.

A country living supplies business was first established at Camling in 1966. The business was subsequently sold to Harbro, who have now relocated to larger premises.

The main trade counter unit has been extended and fitted-out with an enlarged sales area. We understand the adjacent warehouse unit was constructed circa 2010.

Both units are of steel portal frame construction, with concrete block in-fill walls to dado level and profiled metal sheet / corrugated cement board external cladding. Translucent panels have been incorporated into the roof cladding to provide natural daylighting internally.

The main unit has been constructed to an internal eaves height of circa 3.7m (12ft 1ins) with vehicle access provided by metal sliding doors measuring 3.75m (12ft 3ins) wide by 3.75m (12ft 3ins) high or thereby.

Windows are of double-glazed uPVC casement design.

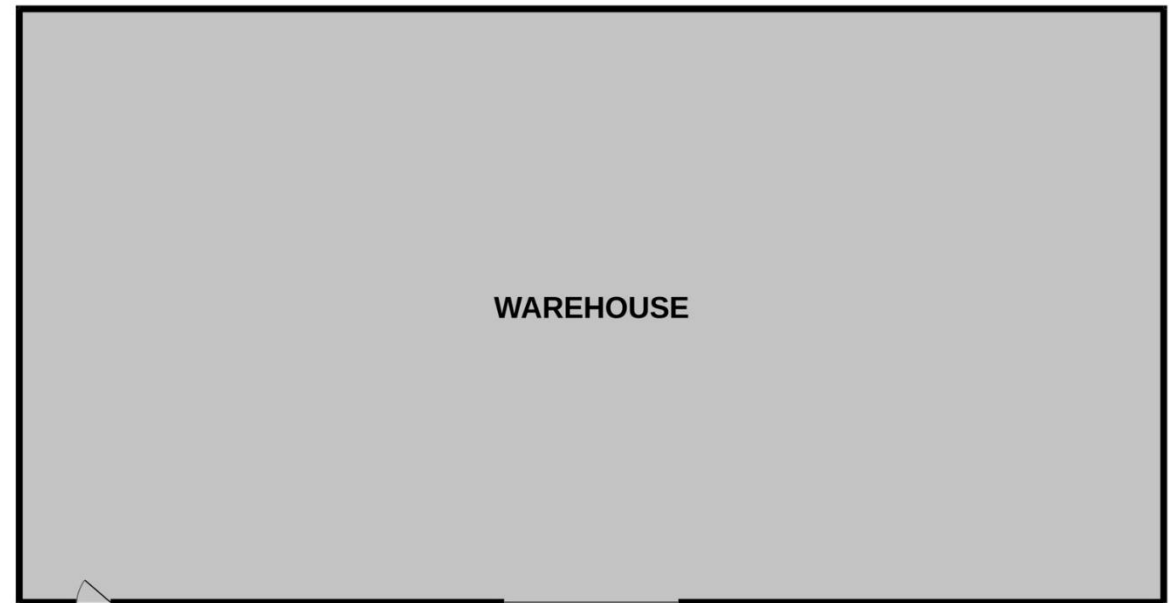
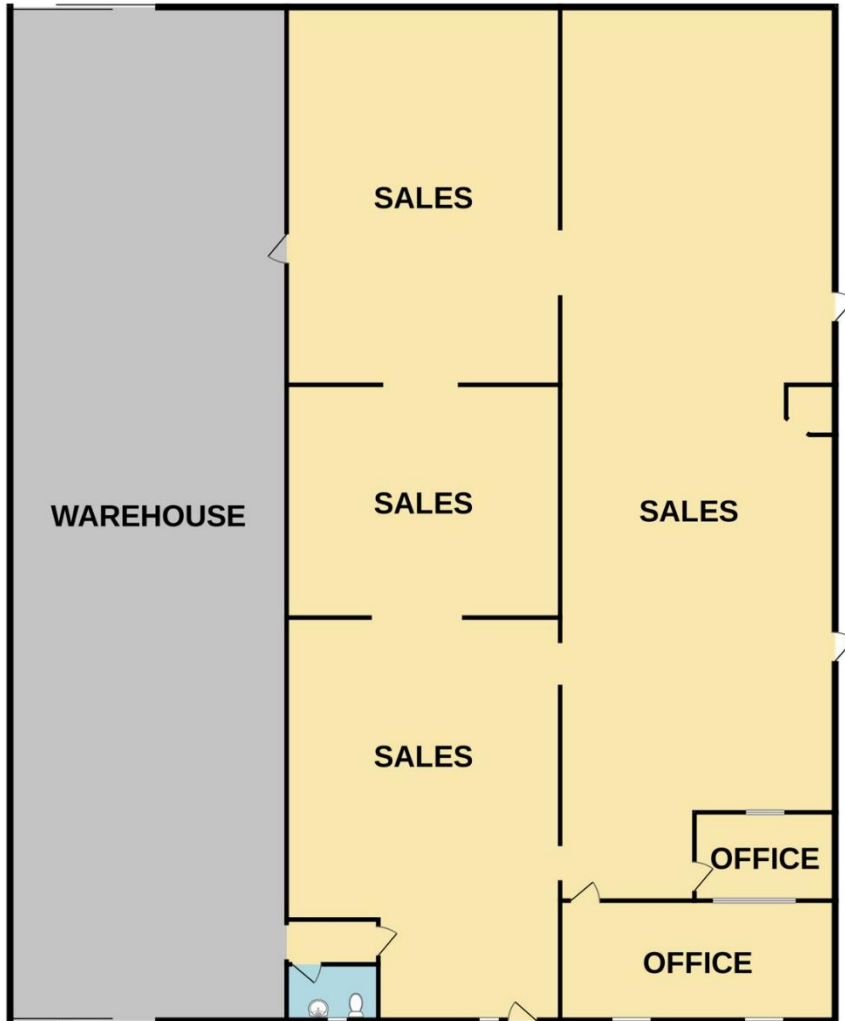
The warehouse unit has an internal eaves height of around 4.2m (13ft 9ins). Vehicle access is provided via an electric roller shutter door which measures approximately 4.6m (15ft 1ins) wide by 4.3m (14ft 1ins) high.

The property benefits from a large hardcore surfaced circulation area and yard, secured by metal gates. Both units have concrete surfaced aprons leading to the vehicle entrance doors.

The total site area is around 0.53 Ha (1.3 Ac) or thereby.







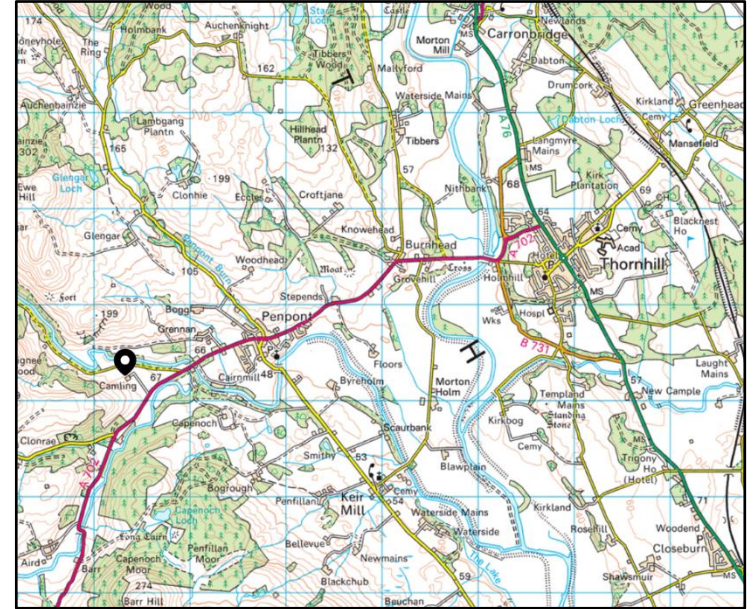
FLOOR AREAS	m ²	ft ²
Trade Counter (Sales)	445.80	4,799
Trade Counter (Warehouse)	221.44	2,384
Separate Warehouse	472.93	5,091
TOTAL	1,140.17	12,274

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

CAMLING, TYNRON, THORNHILL, DG3 4JS





Services

We understand the property is connected to mains supplies of water and electricity (sub-metered), with drainage into a shared private septic tank.

Space heating within the trade counter unit is provided by an oil-fired boiler serving a series of wall mounted radiators.

Rateable Value

RV - £10,700

The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme, subject to occupier eligibility.

Planning

We assume the property is registered for Class 1A (Shops, financial, professional & other services and Class 6 (Storage or distribution), all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property is also well suited to a broad spectrum of alternative commercial uses, subject to consents.

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

Rent & Lease Terms

Rental offers around **£35,000** per annum are invited for the property as a single lot.

The property is also available to rent as separate lots, with **rental offers invited**.

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

Tenant incentives are available, subject to the length of lease agreed.

Value Added Tax

We are verbally advised that the property is not 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.

Energy Performance Certificate (EPC)

Energy Performance Rating: Pending
A copy of the EPC is available on request.

Get in Touch

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



Fraser Carson

f.carson@shepherd.co.uk



Robert Maxwell

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.

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