

# FOR SALE BY ONLINE AUCTION

## REDEVELOPMENT OPPORTUNITY

Auction Date: 18.06.26

Ground & First Floor  
Former Flat & Bakery

Approx. GIA (Excluding Lean-To):  
275 sq.m. (2,960 sq.ft.)

Category B Listed Building

Interest in Land / Garden to Rear  
Circa 0.173 Ha (0.43 Ac)

Guide Price: £35,000



GOOGLE MAPS



WHAT 3 WORDS



94 HIGH STREET, LOCKERBIE, DG11 2ES

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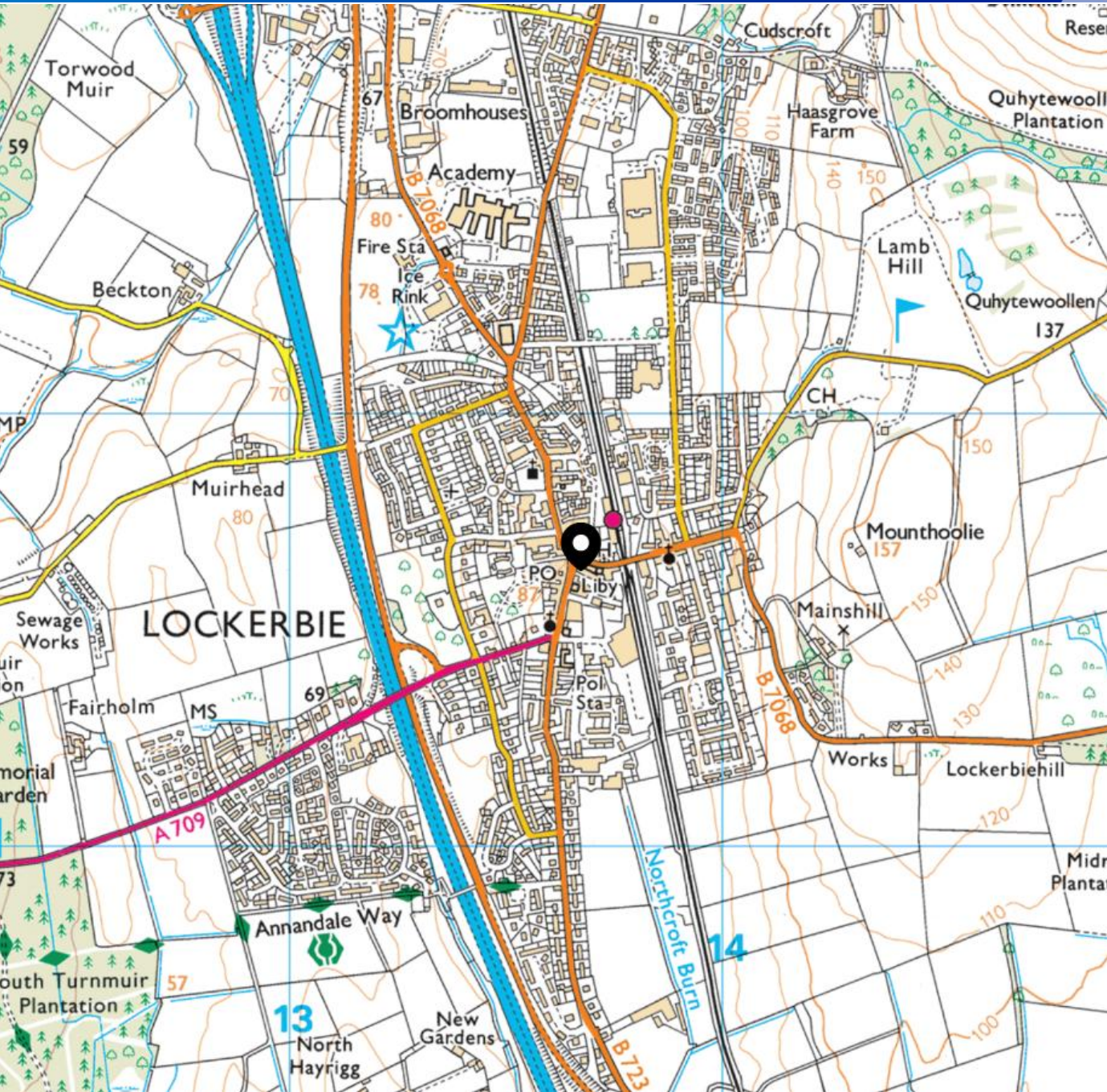
**SHEPHERD**

PROPERTY AUCTIONS



# Location

94 HIGH STREET, LOCKERBIE, DG11 2ES



**The subjects occupy a central position overlooking 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 eastern side of High Street, between its junctions with Bridge Street and Cameron Court.

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 immediately opposite the property, with multiple bus stops also within easy walking distance.



# Description

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## The subjects form part of a three storey mixed-use tenement building of Scots Baronial design.

The tenement was constructed in 1896 and later extended at the rear by way of a one & two storey projection.

The original building is of sandstone construction under a slated roof and adjoins Lockerbie Town Hall, with a convenience store & hot-food takeaway below together with neighboring upper floor flats / maisonettes.

We understand the subjects extend to part of the first floor within the original tenement and all of the rear extension, with the ground floor of the extension burdened in part by a right of access in favor of the hot-food takeaway.

Access is via a shared entrance door set between the two ground floor commercial units which leads to a communal stairwell.

The extension is of brick construction under flat and lean-to roofs. We have not been able to access the ground floor of the extension and have therefore made certain assumptions based upon our inspection of the first floor.

We understand the subjects have an interest in a large expanse of land at the rear, which is presently unused and overgrown. From reference to online mapping software, we estimate this land extends to circa 0.173 Ha (0.43 Ac).

### Services

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

### Rating Assessment

RV- £3,700

### Planning

The property is Category B listed although does not appear to be located within a conservation area.

We assume the property is currently registered for Class 4 (Business) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

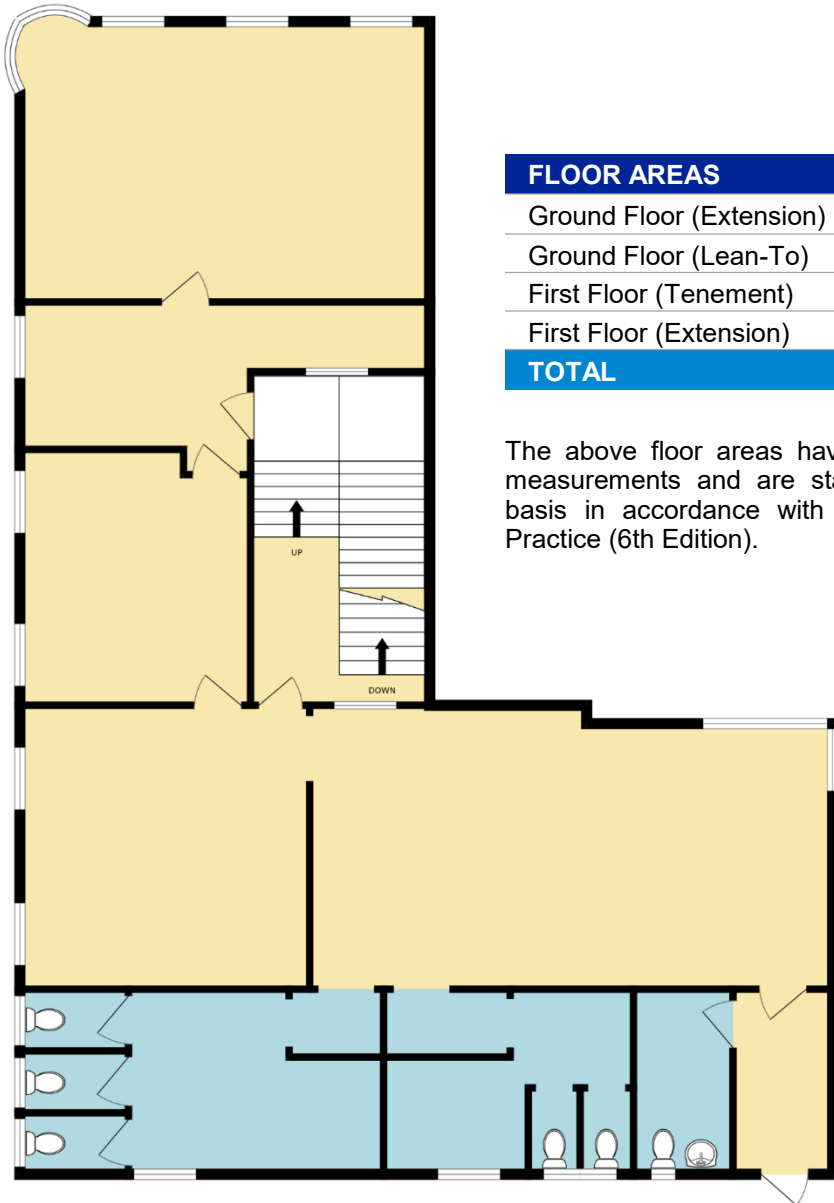
The building is however well suited to redevelopment, subject to Local Authority consents. Prospective purchasers are advised to make their own planning enquiries direct with Dumfries & Galloway Council.





# Floor Plan

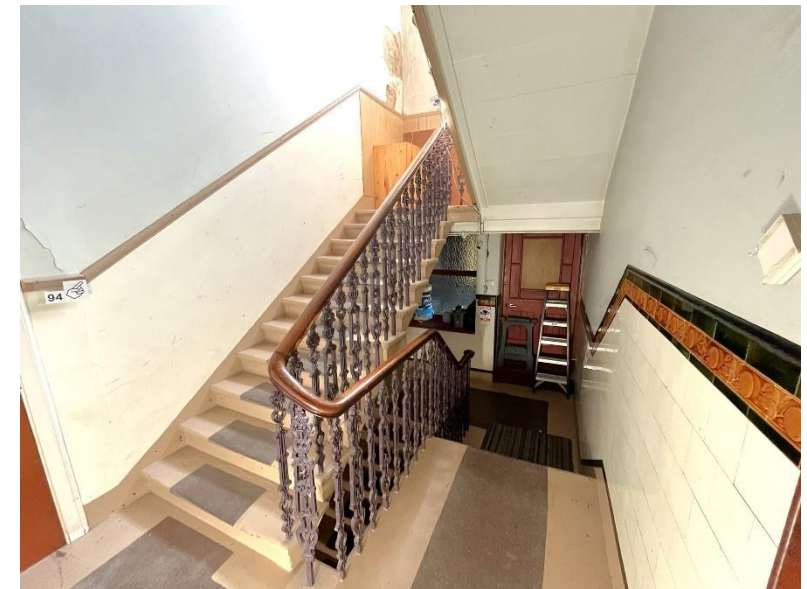
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First Floor

| FLOOR AREAS              | m <sup>2</sup> | ft <sup>2</sup> |
|--------------------------|----------------|-----------------|
| Ground Floor (Extension) | (105)          | (1,130)         |
| Ground Floor (Lean-To)   | Unknown        | Unknown         |
| First Floor (Tenement)   | 65             | 700             |
| First Floor (Extension)  | 105            | 1,130           |
| <b>TOTAL</b>             | <b>275</b>     | <b>2,960</b>    |

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).

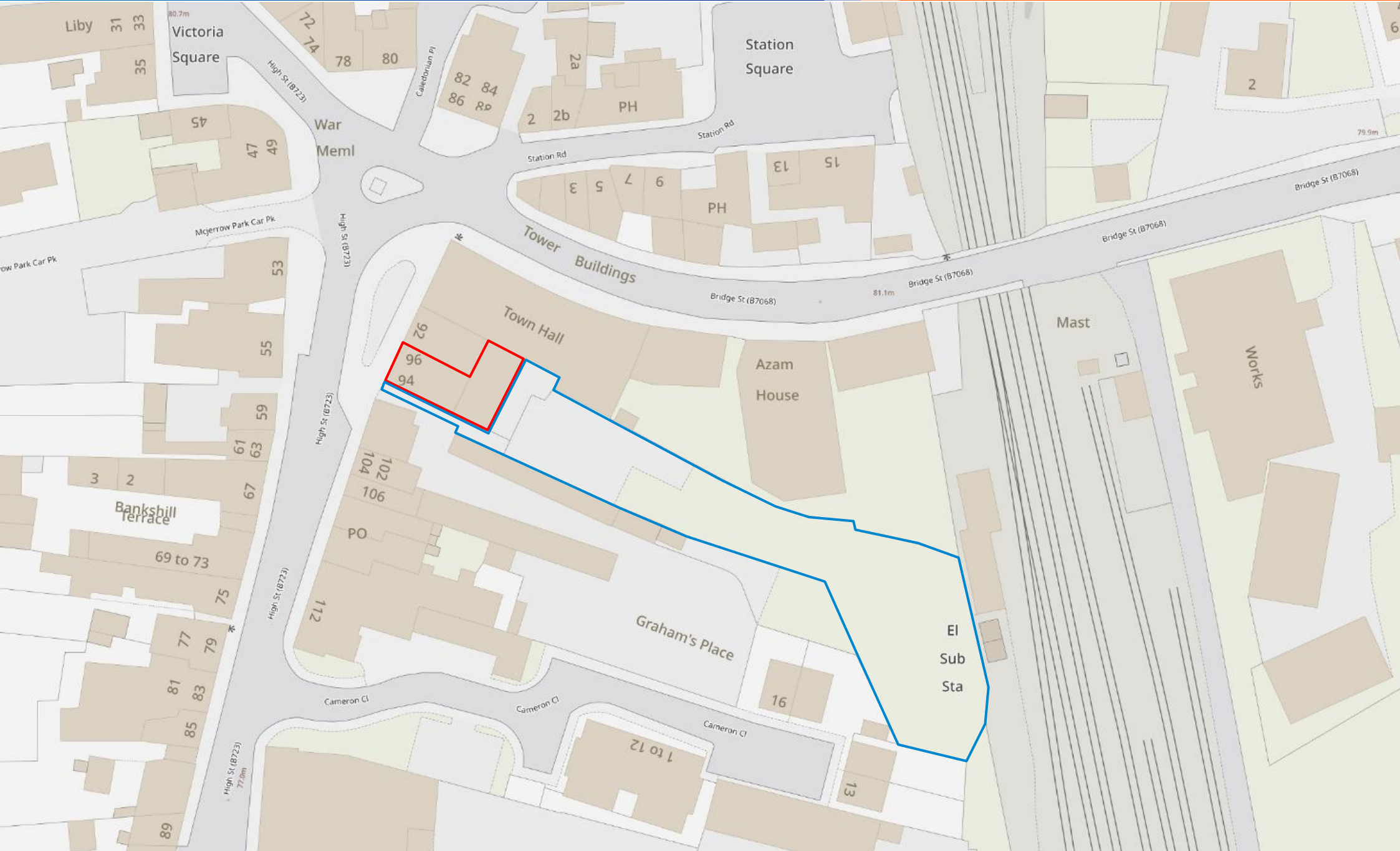






# Indicative Site Plan

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## Auction Date

The auction will be held on Thursday 18<sup>th</sup> 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 **£35,000**.

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

Energy Performance Rating: C

A copy of the EPC is available on request.

## 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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