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1,3,5 & 7 Ladyknowe Moffat
0 Bedrooms | Guide Price £158,000

Four purpose built retail/office units in good location. Can be sold as a group but can be sold as individual units.

1 Ladyknowe EPC-D

3 Ladyknowe EPC -D

5 Ladyknowe EPC-D

7 Ladyknowe EPC -D

General Information

MOFFAT, which has a population of around 2,500, lies in the Annandale district of the Dumfries & Galloway Council area and is a former Spa town, now recognised as a popular tourist destination.

Dumfries is the region's principal settlement and is located 21 miles to the south west. The town is bypassed by the A74(M) motorway which provides excellent road links to the north and south. Glasgow is approximately 59 miles distant with Carlisle around 44 miles.

The town is also located at the intersection of the A701 tourist route to Edinburgh, which lies some 53 miles to the north, and the A708 road to Galashiels, approximately 41 miles to the north east.

Description

All the properties are of standard construction having either stone or brick walls surmounted by pitched and slate/tile clad roofs.

Properties

1 Ladyknowe, Moffat

Purpose built retail/office unit which is suited to a variety of uses and will have vacant possession from June 2019.

Floor space

75.51sq.m (813sq.ft)

Rating Assessment

£4,100 per annum

(Properties with a Rateable Value of £15,000 and less will qualify for 100% rates relief under the small business bonus scheme)

3 Ladyknowe, Moffat

Purpose built retail/office unit which is suited to a variety of uses and is currently let to Annandale & Eskdale Presbytery at a rent of £3,700 per annum which expires in May 2022.

Floor space

72.20sq.m (810sq.ft)

Rating Assessment

£3,100 per annum

(Properties with a Rateable Value of £15,000 and less will qualify for 100% rates relief under the small business bonus scheme)

5 Ladyknowe, Moffat

Purpose built retail/office unit which is suited to a variety of uses and currently let to Local Trader at a rent of £2,750 per annum and the lease will expire in May 2020.

Floor space

51.71sq.m (557sq.ft)

Rating Assessment

£2,400per annum

(Properties with a Rateable Value of £15,000 and less will qualify for 100% rates relief under the small business bonus scheme)

7 Ladyknowe, Moffat

Purpose built retail/office unit which is suited to a variety of uses and currently let to Local Trader at a rent of £2,750 per annum and the lease will expire in May 2020.

Floor space

52.70sq.m (587sq.ft)

Rating Assessment

£2,500per annum

(Properties with a Rateable Value of £15,000 and less will qualify for 100% rates relief under the small business bonus scheme)

Tenants Lease Terms

Details as to any occupiers, passing rents and lease termination dates for these properties is set out in the schedule.

The existing leases have been prepared on a Full Repairing and Insuring (FRI) basis.

Further information and copies of lease documentation can be made available on request to genuinely interested parties.

Purchase Price

Our clients are willing to consider offers on all units or on individual units.

Value Added Tax

Prospective purchasers are advised to satisfy themselves independently as to the incidence of VAT in respect of any future transactions.

Planning

We assume the properties held within this portfolio benefit from Class 1 (Retail), Class 2 (Office) or Class 4 (Business) consent use.

These properties may have the potential to be suited as other commercial uses as well as potential for residential use, subject to obtaining the necessary consents.

All enquiries surrounding current or proposed uses should be directed to the Dumfries & Galloway Planning Department.

Services

The property has mains electricity, water and drainage. The telephone line may be taken over subject to British Telecom Regulations.

Notes

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor.

Walker & Sharpe, as Selling Agents, have prepared these particulars with care. No warranty of any kind can be given that any items of electrical or mechanical equipment including, without prejudice to the foregoing generality, the central heating, drainage and electrical systems serving the property are in full working order.

The measurements, taken by sonic tape, are approximate and for guidance only. It is for prospective purchasers to investigate and satisfy themselves as to the basic facts before submitting an offer.



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