



Tel: 01387 254425

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FOR SALE/MAY LET



OFFICE PREMISES

Gross Internal Area 196.8 sq. m (2118.3 sq. ft.)

45 High Street | Lockerbie

LOCATION

The property is situated on Lockerbie's High Street, within the town centre and is within walking distance of both train and bus links.

DESCRIPTION

The mid terrace building provides office accommodation over three floors. The property is of traditional stone construction with slate roof.

ACCOMMODATION

Ground Floor – one office, kitchen facilities and two toilets
First Floor – further office space and stairs to attic
Attic – two offices within the attic space
Basement – storage space

APPROXIMATE NET INTERNAL AREAS

Ground Floor	47.8 sq. m.	(514.5 sq. ft.)
1 st floor	81.9 sq. m.	(881.2 sq. ft.)
2 nd floor	47.7 sq. m.	(513.3 sq. ft.)
Basement	19.4 sq. m.	(208.8 sq. ft.)
Total NIA	196.8 sq. m.	(2118.3sq. ft.)

SERVICES

The property has mains electricity, water and drainage and an electric heating system.

PLANNING

We believe the subjects benefit from Class 2 use consent. Interested parties should make their own enquiries to confirm the use class and any proposed alternative uses. All interested parties should contact Dumfries and Galloway Planning Department on 01387 260 199.

RATEABLE VALUE

We understand the property is entered in the Valuation Roll with a Rateable Value of £6,575. Further information is available from www.scotland.gov.uk.

LEGAL COSTS

Each party will be responsible for their own legal expenses incurred. The owner shall be responsible for Stamp Duty, Land Tax and Registration Dues (where applicable).

TERMS

The freehold interest is for sale at offers in excess of £65,000 excluding VAT. The asking price for letting is £750 per calendar month.

VAT

All prices quoted are exclusive of VAT which will be added at the prevailing rate (if applicable).

FURTHER INFORMATION/VIEWING

Please contact: -

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