



RETAIL / PROFESSIONAL

- > GROUND FLOOR UNIT
- > ATTIC STORAGE
- > PRIME TOWN CENTRE TRADING PITCH
- > FLEXIBLE INTERNAL ACCOMMODATION
- > TWO ENTRANCE DOORS & LARGE DISPLAY WINDOW
- > NIA: 91.94 SQ.M. (990 SQ.FT.) OR THEREBY
- > SUITED TO A VARIETY OF COMMERCIAL USES (STC)
- > QUALIFIES FOR 100% RATES RELIEF

TO LET

110 HIGH STREET, LOCKERBIE, DG11 2ES

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DESCRIPTION

The subjects comprise a ground floor unit, forming part of a larger two-storey tenement building, together with a single storey and attic rear projection.

The main walls are of solid stone construction under pitched and slated roofs. In addition, there is a corrugated metal clad lean-to extension, surmounted by a mono-pitched felt clad roof.

The unit has a traditional sales frontage, with two aluminium casement entrance doors, a large display window, and full-width fascia signage. Windows at the rear are of timber sash design.

The internal accommodation extends to the following:

- Front Sales Area
- Rear Office / Staff Room
- Stores
- Staff Toilet
- Attic Storage

The floors are of suspended timber construction, with a mix of carpet and vinyl coverings. The walls and ceilings have a painted finish throughout, with partial timber cladding in the rear office / staff room & staff toilet.

FLOOR AREAS	m ²	ft ²
Ground Floor	76.35	822
Attic Floor	15.59	168
TOTAL	91.94	990

The above floor areas, which have been calculated from on-site measurements, are stated on a Net Internal Area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.





LOCATION

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 main west coast railway line.

The property is located on the eastern side of High Street, between its junctions with Cameron Close and Bridge Street, occupying a prime trading pitch within the main retailing area.

Neighbouring commercial occupiers include Tesco, Home Bargains, Greggs, Post Office, James Kidner Opticians, Davidsons Chemists, Cumberland Building Society, and Henderson & Mackay solicitors.

RENT & LEASE TERMS

Rental offers around £5,400 p.a.x. are invited.

Flexible lease terms and tenant incentives are available.

VALUE ADDED TAX

We are verbally advised that the property is not VAT elected.

SERVICES

Mains water, electricity, and drainage.

Space heating is provided via a series of wall mounted electric overnight storage radiators. In addition, there is a ceiling mounted climate control system within the front sales area.

Hot water is provided by an instantaneous electric geyser.

RATING ASSESSMENT

RV - £4,450. The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

PLANNING

We are verbally advised that the property is currently registered for Class 1A (retail, office & professional) use. The unit is however suited to a variety of alternative commercial uses, subject to Local Authority consents.

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

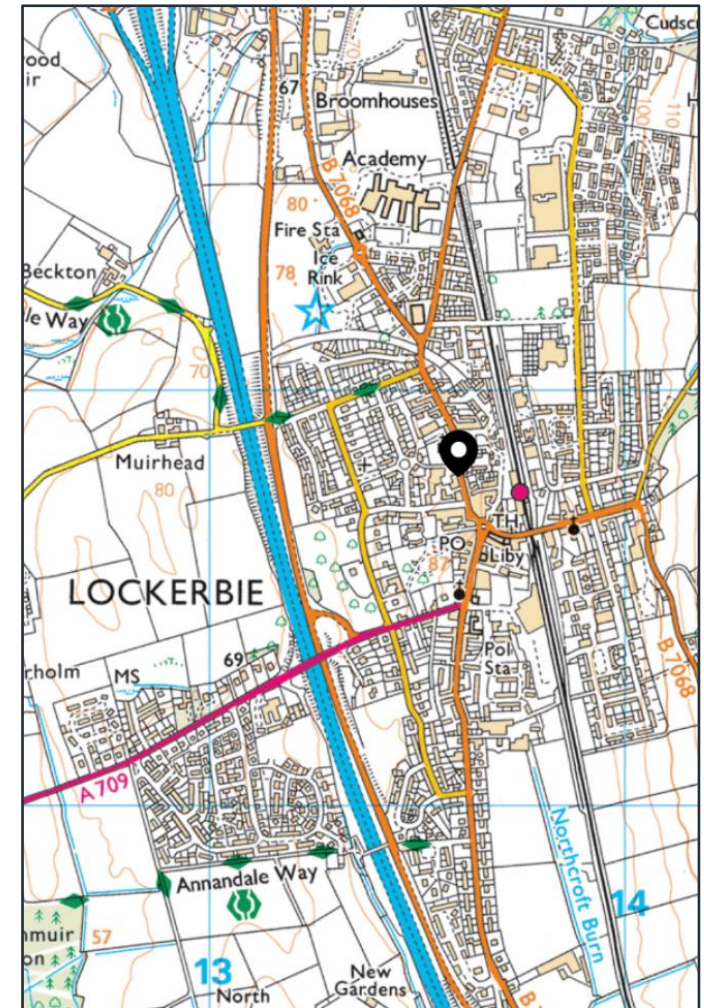
LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the tenant will be responsible for LBTT, registration dues and VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: G

A copy of the EPC is available on request.



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

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