

# TO LET

## TRADE COUNTER / INDUSTRIAL

Roadside frontage

Edge of town centre location

Sales office & detached  
warehouse / workshop

Secure surfaced yard

Well suited to a variety of  
commercial uses

£24,000 per annum



VIDEO TOUR



WHAT 3 WORDS



2 EASTFIELD ROAD, DUMFRIES, DG1 2EQ

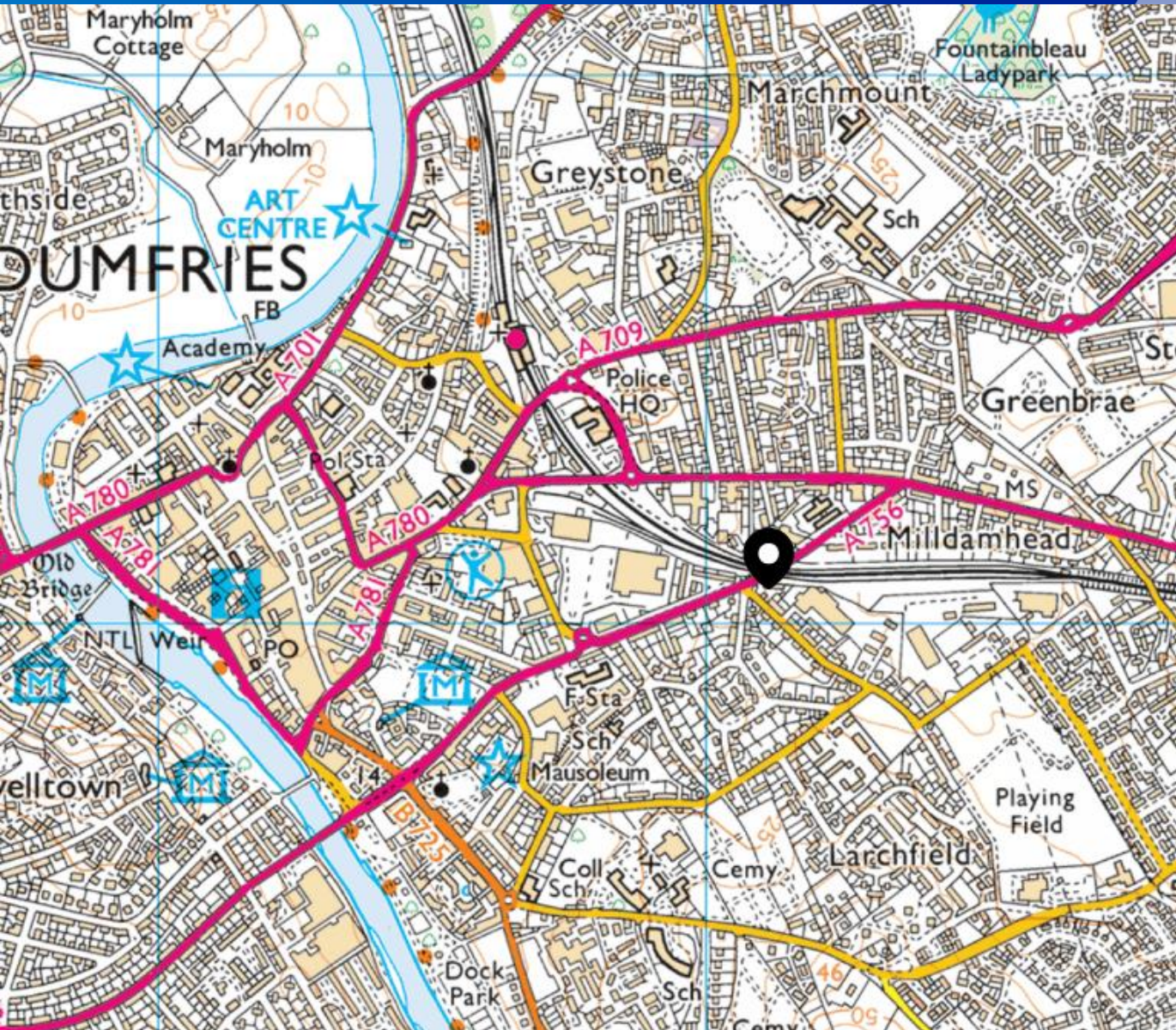
CONTACT: Fraser Carson | [f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk) | 01387 264333  
Robert Maxwell | [robert.maxwell@shepherd.co.uk](mailto:robert.maxwell@shepherd.co.uk) | [www.shepherd.co.uk](http://www.shepherd.co.uk)





# Location

2 EASTFIELD ROAD, DUMFRIES, DG1 2EQ



**The property occupies an accessible position at the edge of the regional capital town centre.**

Dumfries, with a population of around 33,000 is the largest town in Dumfries & Galloway as is therefore southwest Scotland's main shopping and administrative centre.

The town lies approximately 75 miles south of Glasgow and 34 miles northwest of Carlisle, occupying a strategic location at the intersection of the A75, A76, and A701 trunk roads.

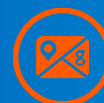
The A709 provides the shortest link to the A74(M) / M6 motorway at Lockerbie, although the A75 and A701 offer alternative routes dependant on the direction of travel, with junctions at Gretna and Beattock, respectively.

The A75 also provides a link to the Northern Irish ferry ports at Cairnryan.

The subjects are located on the northeastern side of Eastfield Road, with a frontage onto Brooms Road which is one of the main arterial routes into the town centre and also provides a link to the A75 bypass.

The property is situated in a mixed-use district, with nearby commercial occupiers including Kwick-Fit, Morrisons, The Scottish Government, Arnold Clark, Scottish Power, Lidl & Jewson.

**Sales office, workshop & secure yard in accessible town centre location**



FIND ON GOOGLE MAPS



# Description

2 EASTFIELD ROAD, DUMFRIES, DG1 2EQ



## The subjects comprise a detached sales office and separate warehouse / workshop within a secure yard.

The sales office is of cavity construction, with facing brick external finish, surmounted by a mono-pitched metal clad roof. The building benefits from an external access ramp and double-glazed sales frontage & windows. The sales frontage and rear access door are secured by roller shutters.

The internal accommodation extends to an open-plan sales area, manager's office, staff kitchen & two toilets.

The warehouse / workshop is of steel portal frame construction, with masonry in-fill walls and corrugated fibre cement board clad roof. Features include natural daylighting, LED lamps, a vehicle inspection pit, staff canteen and staff toilet.

The unit has an internal eaves height of approx 3.85m (12ft 7ins). Vehicle access is via an electric roller shutter door, measuring around 4.00m (13ft 1ins) wide by 4.10m (13ft 5ins) high.

The yard has a concrete and tarmac surface and is secured by weld-mesh fencing. A vehicle wash with drainage interceptor lies adjacent to the warehouse / workshop.

From reference to online mapping software, we estimate that the total site extends to 0.35 Ac (0.142 Ha) or thereby.

FLOOR AREAS	m <sup>2</sup>	ft <sup>2</sup>
Sales Office	75.89	816
Warehouse / Workshop	294.71	3,172
<b>TOTAL</b>	<b>370.60</b>	<b>3,988</b>

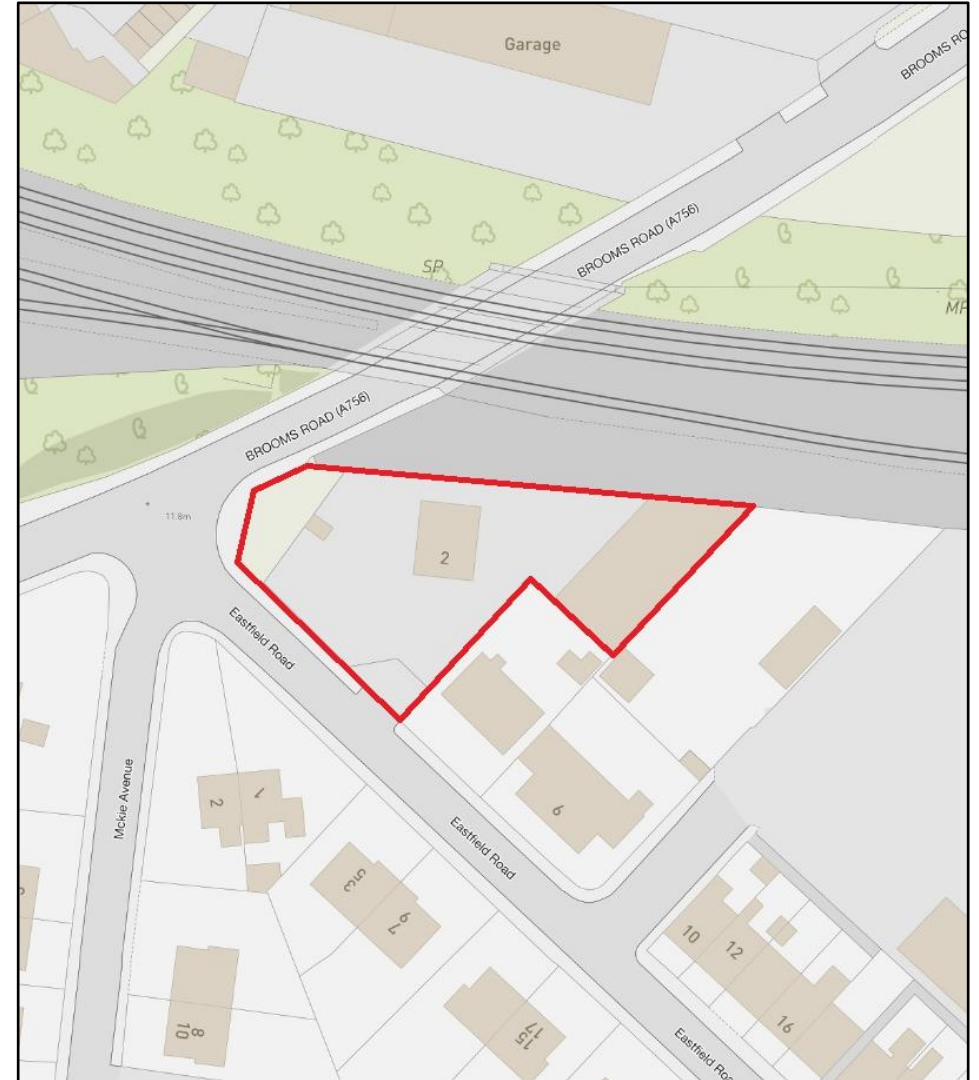
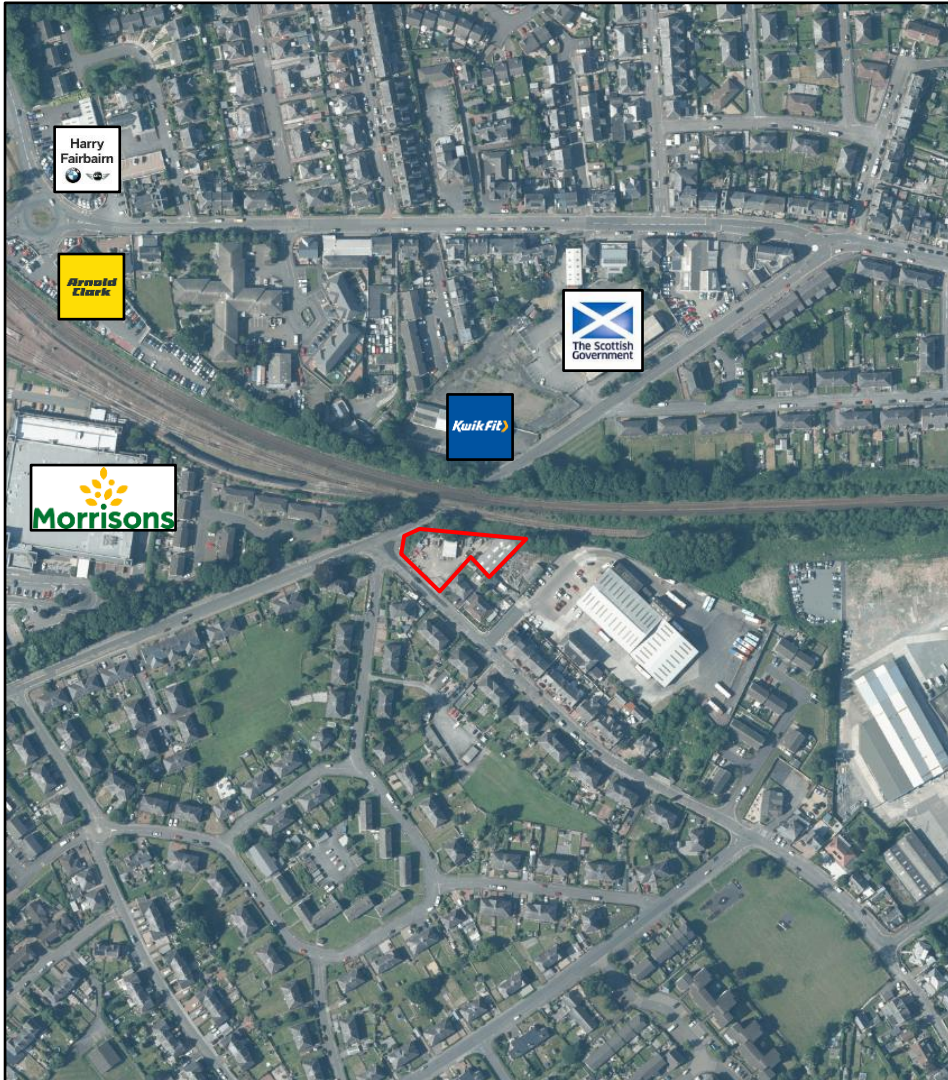
The above floor areas have been calculated from on-site measurements and are stated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



# Gallery

2 EASTFIELD ROAD, DUMFRIES, DG1 2EQ





Site Plan



## Services

We understand the property is connected to mains supplies of water, gas, electricity and drainage.

Space heating within the sales office is provided by a gas-fired boiler serving a series of radiators.

There is also an overhead gas-fired radiant heater within the warehouse / workshop.

## Planning

The property is well suited to various commercial uses.

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

## Rateable Value

Sales Office: £6,900  
Warehouse / Workshop: £7,000

Independently, each element of the property qualifies for 100% rates relief under the Small Business Bonus Scheme, subject to occupier eligibility.

## Rent & Lease Terms

Rental offers around **£24,000 per annum** are invited.

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

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

## VAT

We are verbally advised that the property is 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)

Sales Office: E  
Warehouse / Workshop: F

A copy of the EPCs are available on request.

## Get in Touch

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



**Fraser Carson**

[f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk)



**Robert Maxwell**

[robert.maxwell@shepherd.co.uk](mailto: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.

[shepherd.co.uk](http://shepherd.co.uk)