



MAIN ROAD, LOCHARBRIGGS, DUMFRIES, DG1 1RY

Former general store and heating specialist shop on the ground floor of traditional construction.

2 front rooms, office room, rear storeroom and storage room. 2 double W. C. and Kitchen area. Suitable for a variety of commercial uses including childcare nursery, specialist shop or general store.

PRICE: OFFERS OVER £79,000

REF: FB23672

OVERVIEW

The property is a former general store and heating specialist shop in excellent condition. It is situated on the main road in Locharbriggs which lies in a central and easily accessible location in Dumfries. The premises comprise a traditional building and large window frontage consisting of the ground floor only. The premises are ideal for a childcare nursery, dental clinic/practice, general store or any other small shop business. This business is not trading at present, however is in 'ready to trade' condition. With the right commercial management this is a project which could take off. It would be the ideal first project for anyone keen to put themselves on the business ladder. This is a project just waiting to happen.

This property was recently re-wired and re-plumbed in 2004/2005.

This commercial property is entered from the main road, Locharbriggs, into the main showroom.

Main Showroom

18' 2" x 29' 9" (at widest) approx.

Entry from the main road is made into this large showroom. The main showroom is currently set up to operate as an electric fire display room however would be easily converted. There is a blue hard wearing tiled carpet throughout the main showroom with five fluorescent striplights. There are four large windows to the front of the property which allows a lot of natural light and a lot of 'window shopping' space. There are also four ceiling spotlights. In the centre of the showroom there is a stand alone display unit and a ceiling to floor display unit (would be easily removed). There is currently situated a stainless steel serving counter and there are two radiators. There are ample power points throughout for the purposes of display. The main display room leads through an open archway, into a further rear room.



REAR ROOM

11' 10" x 12' 5" approx.

This room is entered through the open arch from the main showroom and has doors to the office area and also the back storeroom. The blue tiled hard wearing carpet continues into this room from the main showroom. There is a radiator and two

ceiling lights and a double power point. This is ideal for additional storage/further display area.

OFFICE AREA

6' 11" x 12' 2" approx.

The store office is entered from the rear display room through wooden doors. There is a central light fitment and a sunburnt red tiled hard wearing carpet. There are six double power points and there is internet trunking therefore this room is ready to move in and already kitted out as an office area. Fixed shelving and office area.



BACK STOREROOM

18' 8" x 19' 10" (at widest point) approx.

This storage area is entered from the rear showroom area. There is concrete painted flooring and there is a large dappled window to rear. The two ceiling strip lights allow for a lot of extra light. There are ample power points. There is a double wooden door to the side of the property ideal for deliveries/loading area. The back storeroom has a small



W.C.

2' 10" x 4' 6"

Matching pedestal and wash hand basin, radiator and green speckled linoleum flooring. There is an extractor fan and a central light fitment.

There is also a Kitchen Area (5' 10" x 4' 9") in the back storeroom. There is blue speckled linoleum flooring and a Ariston water boiler. There is a stainless steel sink with right hand drainer and hot and cold taps. There are power points and a central light fitment. There are undersink cupboards with additional shelving and white Perspex floor to ceiling surround.

SECOND SHOWROOM

19' 5" x 16' 2" (at widest point) approx.

This is second showroom with large window frontage is situated to the left of the entrance. There is a blue hard wearing tiled effect carpet continued through to this room. There is phone and internet access points. Radiator. The large window looking on to Locharbriggs Main Road allows for large advertising/frontage. There are three ceiling spotlights and a ceiling speaker. Three double power points. The boiler is enclosed. There is also the electricity meter which is enclosed. There is a Worcester night and day thermostat. There is an array of units with shelving and silver t-bar handles and small stainless steel sink. The work tops are speckled and there are seven overhead cupboard units and splashback tiling. There is a Worcester green Sarhe gas boiler. There is a sunburnt red tile effect carpet and central light fitment. From the second front showroom there is a door to a small W.C.



Small entrance to the W.C.

3' 4" x 3' 2" approx.

The W.C. itself is 3' 6" x 5' 10"

Pedestal and matching corner sink. There is half wall to floor tiling, radiator and mirror and extractor fan.

EXTERNAL

To the rear of the property there is a small parking space allocated to it. There is access from the road down the side of the property for deliveries/access.

SERVICES

The property has mains gas, electricity, water and drainage.

DIRECTIONS

See plan attached.

ENTRY

Early entry can be offered.

VIEWING

Viewing is by contacting the sellers on 07808780926 to arrange a mutually convenient appointment.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available on this property. Copies can also be obtained from the Selling Agents, Primrose & Gordon (01387-267316) (admin and copying charge applies).

OFFERS

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest with the Selling Agents, Messrs. Primrose & Gordon, so as to be notified of any Closing Date that may be fixed for offers.

DISCLAIMER

THE PROPERTY

MISDESCRIPTIONS ACT

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These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.

