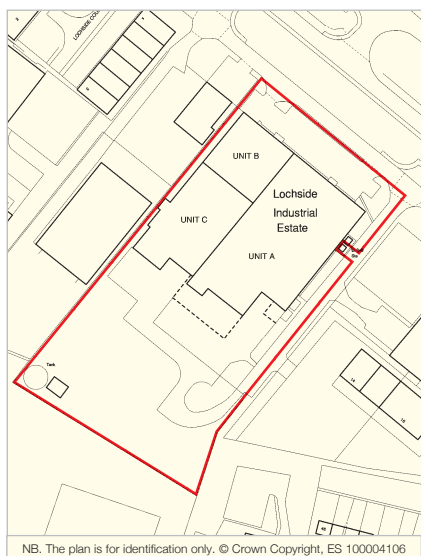
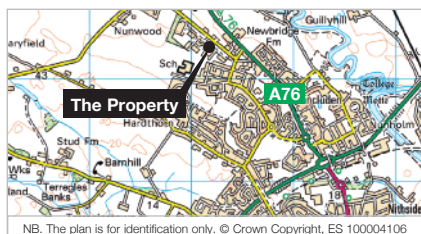


Dumfries Units A, B & C Lochside Industrial Estate Iron Grey Road Dumfriesshire DG1 0JE

- **Freehold Industrial Investment**
- Three industrial units comprising a total of 6,067.7 sq m (65,312 sq ft)
- Site area 1.27 hectares (3.15 acres)
- Located within an established industrial location 400 metres from the A76
- Rent Review 2022
- Total Current Rents Reserved
£108,042 pa
plus vacant possession of Unit A (37,081 sq ft)⁽³⁾

On behalf of a Major Fund

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Dumfries is located some 60 miles south-east of Glasgow and 29 miles north of Carlisle. The nearest airport is Prestwick, located some 61 miles to the north-west.

The property is located to the west of Irongray Road within an established industrial area, approximately 2 miles north of the town centre, with easy access to Glasgow Road (A76) and the A75.

Occupiers close by include Euro Car Parts, Nordic Tyres and Scottish Environment Protection Agency, amongst others.

Description

The property occupies a site which extends to 1.27 hectares (3.15 acres) and is arranged on ground and one upper floor to provide three industrial units with office accommodation above. Unit A benefits from a rear canopied loading area.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit A	Vacant	Ground and First Floor 3,445.0 sq m (37,081 sq ft)	—	(3)	—
Unit B	Murray Farmcare Ltd (1)	Ground and First Floor 1,040.5 sq m (11,200 sq ft)	25 years from 23.09.2002 Rent review every 5th year Tenant's break option 23.09.2021 FR & I	£43,042 p.a.	Rent Review 2022
Unit C	Clark Tracks Limited (2)	Ground and First Floor 1,582.2 sq m (17,031 sq ft)	10 years from 27.09.2012 Rent review every 5th year Tenant's break option 27.09.2018 (not exercised) FR & I	£65,000 p.a.	Reversion 2022
		Total	6,067.7 sq m (65,312 sq ft)	Total £108,042 p.a.	

(1) For the year ended 30th November 2016, Murray Farmcare Ltd did not report a turnover or a pre-tax profit, but reported shareholders' funds of £828,102 and a net worth of £539,102. (Source: riskdisk.com 18.09.2018.)

(2) For the year ended 30th April 2017, Clark Tracks Limited did not report a turnover or a pre-tax profit, but reported shareholders' funds of £3,559,976 and a net worth of £3,559,975. (Source: riskdisk.com 18.09.2018.)

(3) Available to let at www.ryden.co.uk.

NB. The property has not been inspected by Allstop. Floor areas provided by the Vendor.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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