

# DM HALL

## For Sale

Artist Studio/  
Development  
Opportunity

‘The Old Mill’,  
6 Port Road,  
Palmackie,  
DG7 1PQ



152 sq m  
(1,636 sq ft)



# Property Details

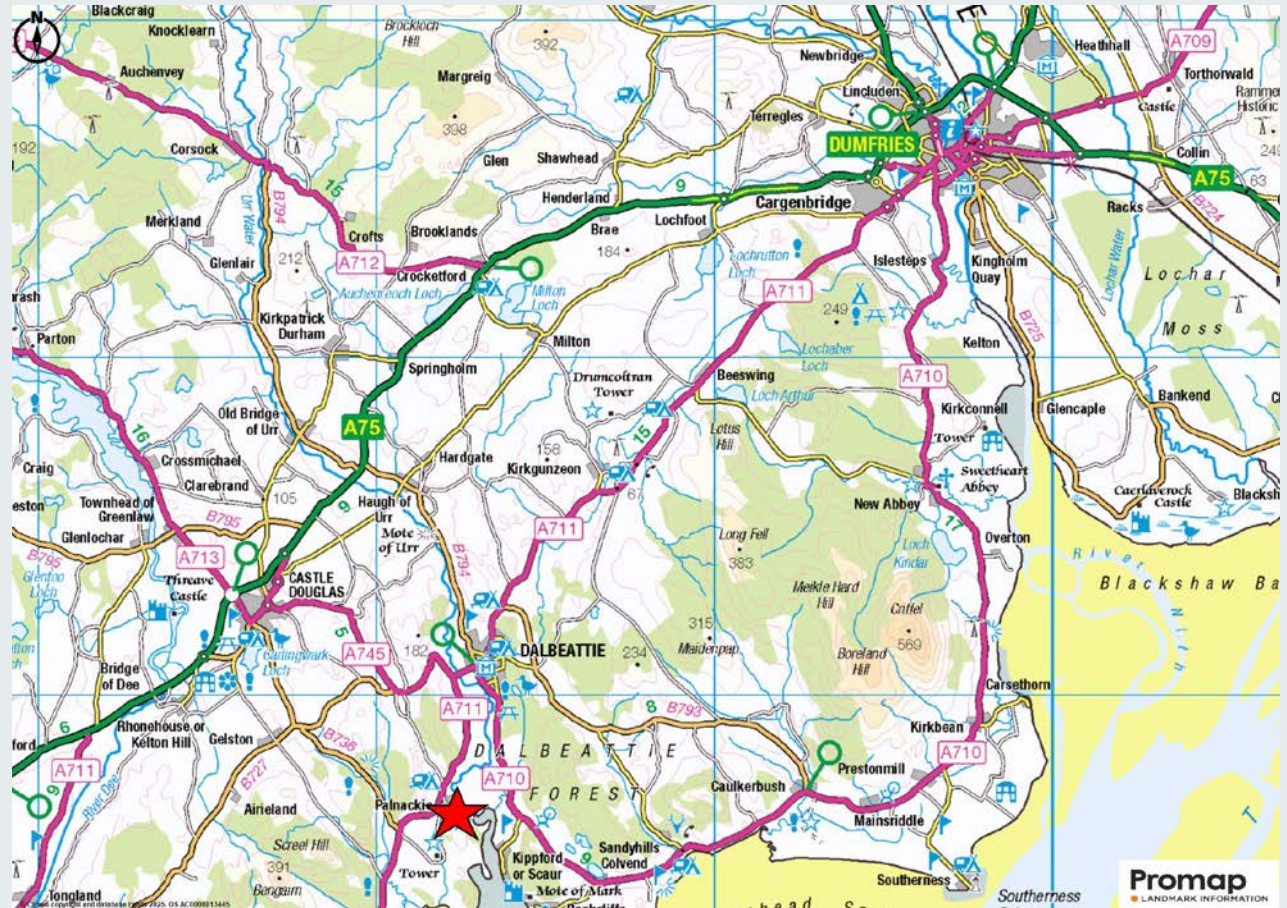
- Central location in Palnackie, close to the River Urr
- Attractive artist studio and shop, with private garden
- Gross floor area 152 sqm (1,636 sqft) over two floors
- 100% rates relief available
- Potential for development, subject to consent
- Offers over £120,000 are invited

## LOCATION

Palnackie is a quaint village located within the Dumfries and Galloway region, around 3 miles south of Dalbeattie and 17 miles south west of Dumfries, with a 31 minute drive time via the nearby A711 and the A75.

The village lies on the River Urr, with the property located on the north side of Port Road, close to the working harbour. The Solway Coast is a short drive south of the Palnackie.

Port Road is a mixed commercial and residential locality with a community centre opposite, together with a bar/restaurant and a community café nearby.





# Property Details

## DESCRIPTION

'The Old Mill' is a semi-detached property over two floors and of solid stone construction with a pitched roof, recently reclad red coloured profiled metal sheeting. Windows are of timber and the building has a greenhouse porch to the rear, extending on to the private garden grounds.

Internally, 'The Old Mill' is utilised as an artist studio and sales space with the main retail area at lower ground floor level, incorporating a community book corner, with a timber staircase leading to the main workshop at upper floor level, where this a kitchenette a store and a bathroom. The property has wood fired stoves on each floor.

The property has potential for alternative uses, such as conversion to residential use, subject to obtaining the necessary consents.

## FLOOR AREA

The property extends to a gross internal floor area of 152 sqm (1,636 sqft) over the two floors.

## RATING

The rateable value is £2,000 and the property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

## PRICE

Offers over £120,000 are invited for our client's heritable interest in the property.

## EPC

An EPC is available upon application.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.





# Property Details

## VIEWING & FURTHER INFORMATION

Strictly by contacting the agent.

## ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



## Make an enquiry

Anthony Zdanowicz

07768 031297

anthony.zdanowicz@dmhall.co.uk

**DM Hall Commercial Department**

15 Miller Road

Ayr, KA7 2AX

01292 268055

**DM HALL**



Regulated by  
**RICS**

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.