

# DM HALL

## For Sale

Roadside  
Showroom &  
Workshops

18 & 18A John  
Street/ Water  
Street, Dalbeattie,  
DG5 4JS



0.10 hectares  
(0.25 acres)

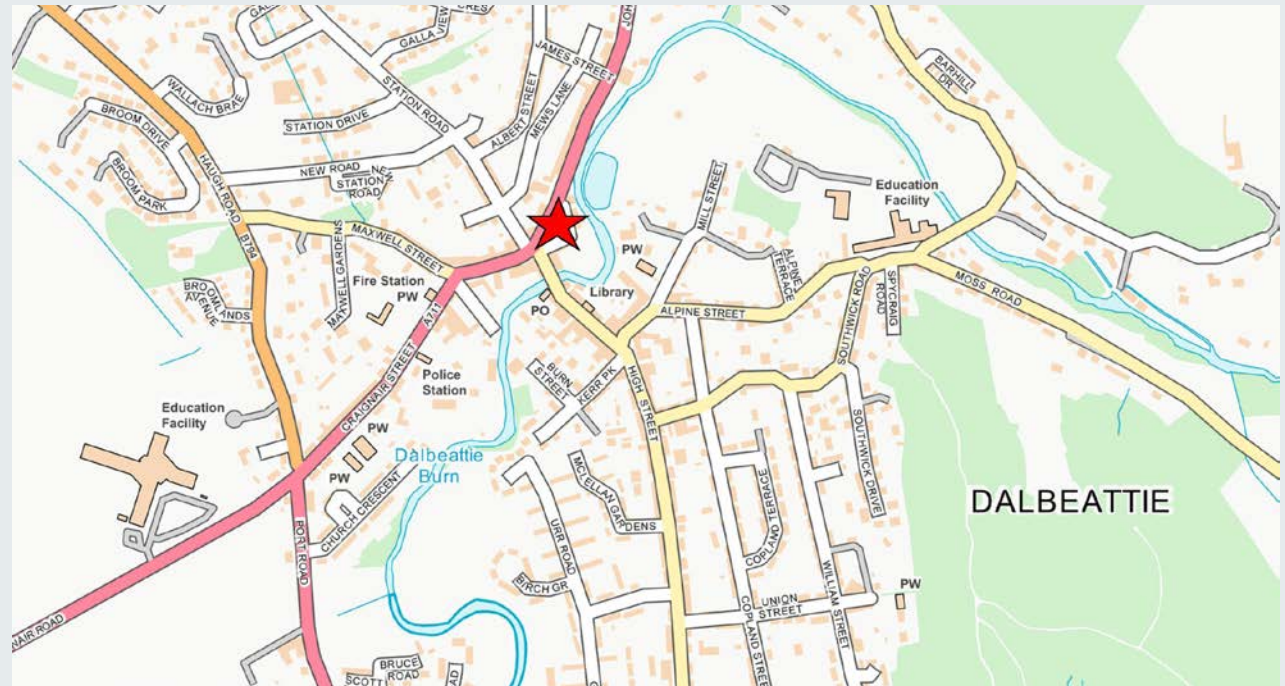
# Property Details

- Prominent position in Dalbeattie town centre
- Roadside showroom/workshop of 414 sqm (4,451 sqft)
- Second showroom/workshop/store of 214 sqm (2,327 sqft)
- Combined site area 0.10 hectares (0.25 acres)
- 100% rates relief available
- Potential for alternative use development
- Offers over £240,000 for the two sites
- Sites may be sold separately

## LOCATION

Dalbeattie is in the Dumfries and Galloway region, around 15 miles southwest of Dumfries via A711 or A75 and 6 miles southeast of Castle Douglas via A745. The town has a population of around 4,200 persons and large rural catchment.

John Street forms part of the A711, a main road route through the town to the immediate north of the town centre, with Water Street being a junction off John Street, leading to a town centre public car park. The Barr Burn runs adjacent to the location.



# Property Details

## DESCRIPTION

18 & 18a John Street, is a showroom/garage premises, mostly single storey and of traditional construction, with prominent, corner positioned roadside frontage and vehicle access. The workshop has been split to form the main showroom/garage area, an office, a workshop and first floor storage. The property has a workshop to the rear with upper floor storage and vehicle access on to Water Street. The site extends to 0.06 ha (0.14 ac), or thereby.

The showroom/workshop on Water Street, is a detached property having the benefit of a gated yard and a separate detached store/garage. The site extends to 0.04 ha (0.11 ac), or thereby.

The properties may be suitable for variety of uses and, possibly, development, subject to the necessary consents and further enquiries should be directed to D&G Council planning department.

Indicative site plans are provided, and floorplans are available upon request.

## AREAS

18 & 18a John Street extends to a gross internal floor area of 414 sqm (4,451 sqft), or thereby. The Water Street property extends to a gross internal floor area of 214 sqm (2,327 sqft), or thereby.

## RATING

There are three rateable values with the showroom valued at £11,800, offices at £1000 and a store at £270, all of which qualify for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

## EPC

EPC available upon application.



# Property Details

## PRICE

Offers over £240,000 are invited for our client's heritable interest in the combined property.

Alternatively, our clients will consider individual sales with 'offers over £150,000' for the John Street workshop and 'offers over £100,000' for the Water Street property.

## LEGAL COSTS

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

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

## ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete 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

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**DM HALL**



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**RICS**

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