

RAPLEYS

FOR SALE/MAY LET Motor Dealership

rapleys.com
0370 777 6292

1 Brasswell Park, Annan Road,
Dumfries DG1 3JA

CONTACT **Peter Nicholas**
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William Seddon
07786 264490 | william.seddon@rapleys.com



Photos taken prior to closure

Modern motor dealership fitted to a high standard

Prominently located with extensive road frontage

Suitable for a variety of alternative uses, subject to obtaining the necessary consents

Low site density

994.43 sq m on 0.81 hectare (10,704 sq ft on 1.99 acres)

Vacant possession available February 2020

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Location

The property is situated fronting the A780 Annan Road to the eastern fringe of Dumfries and 0.25 mile west of the A75 bypass road. Annan Road forms a main arterial route to central Dumfries with 9,500 daily traffic movements.

The property is situated in a popular location with nearby occupiers to include **Premier Inn**, **Solway Gate Table Table** restaurant, **Starbucks**, **Shell** and **Travelodge**, together with **Denton Tyres** and the **Dumfries Caravan Centre**. Diagonally opposite is the new Brasswell Office Park development.



Description

The property comprises a purpose built motor dealership facility, internally arranged to provide a showroom, office, workshop and parts storage, together with first floor office and staff accommodation.

The showroom benefits from full height glazing to 3 elevations and can accommodate 8 vehicles. In addition to this there is a detached valeting centre to the rear of the site.

A series of partitioned offices are provided at ground and first floor level, whilst to the rear is a parts store and vehicle workshop.

The main external area is laid to tarmac and can accommodate 70 vehicles, whilst a further adjacent compound holds an additional 109 vehicles.

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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	322.13	3,467
Office and ancillary	96.28	1,036
Workshop	307.66	3,313
Parts store	61.66	664
First Floor		
Office and stores	59.22	637
Canteen and WC	41.62	448
Parts mezzanine	39.90	429
Detached valeting centre	65.96	710
Total	994.43	10,704
	Hectare	Acre
Total Site Area	0.81	1.99

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Heritable (freehold). The property is currently occupied under a short term arrangement with vacant possession 01 February 2020.

Planning

The property currently has consent for motor dealership use. Offers for alternative uses may be considered. In the first instance, interested parties should contact Dumfries & Galloway Council.

Rating

We are advised that the Rateable Value for the property is £58,900 and the UBR for 2019/20 is 51.6p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on <https://www.saa.gov.uk>.

Energy Performance

Energy Performance Asset Rating: D.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

By appointment only.

Terms

Offers are invited for the heritable interest. Consideration may also be given to a leasehold offer.

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