

COMMERCIAL WORKSHOP & YARD

GLENHOLM, MAIN STREET, KIRKCONNEL, DG4 6NB



FOR SALE BY PRIVATE TREATY

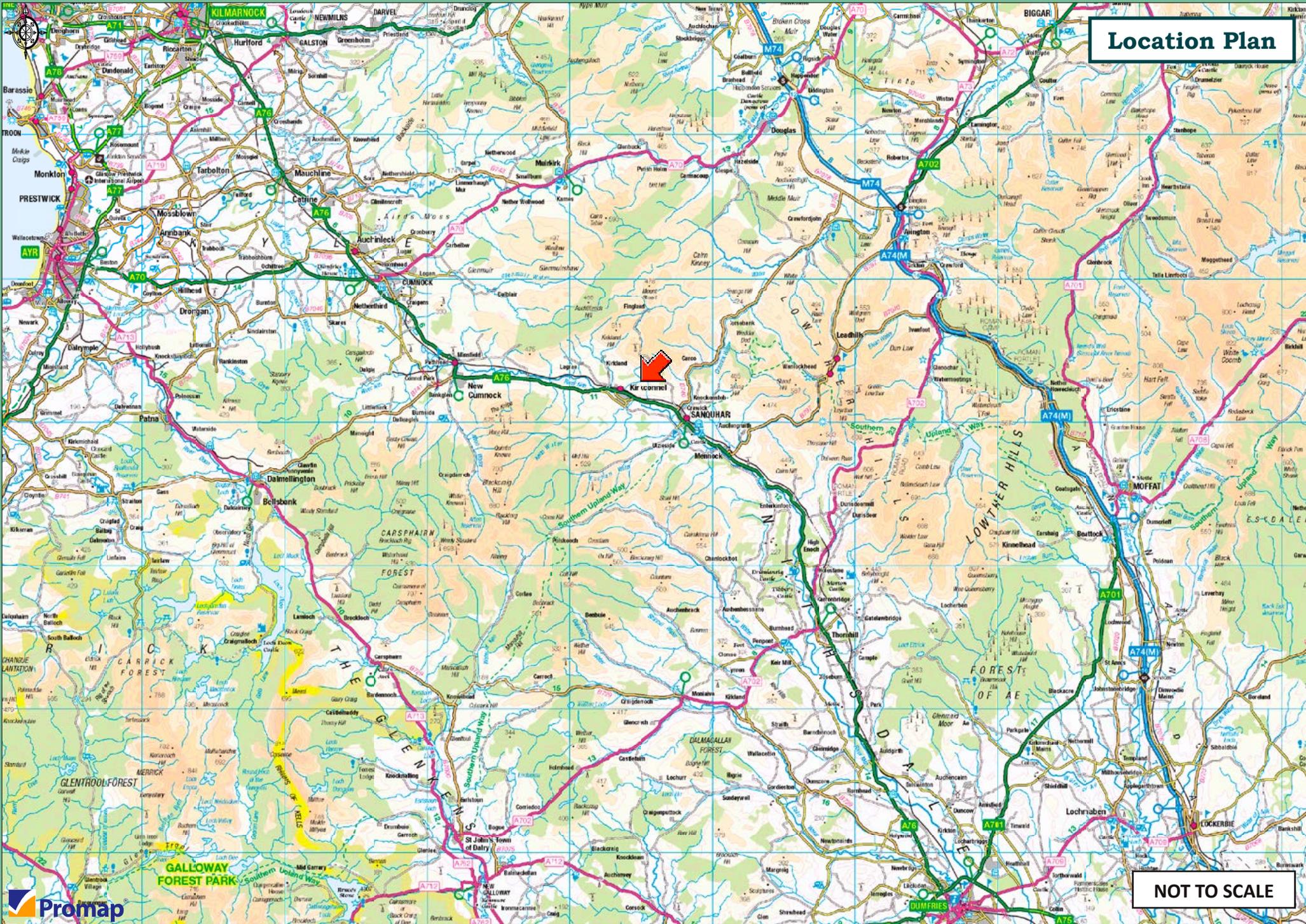
IN TOTAL ABOUT 1580m²



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NOT TO SCALE

COMMERCIAL WORKSHOP & YARD

GLENHOLM, MAIN STREET, KIRKCONNEL, DG4 6NB

Sanquhar 3.5 miles, Ayr 28 miles, Dumfries 31 miles, Glasgow 51.5 miles

- LARGE STANDALONE WORKSHOP
- SECURE YARD
- SUITABLE FOR A VARIETY OF USES
- FULLY SERVICED SITE
- OFFICE ACCOMODATION

IN TOTAL ABOUT 1580m²

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Sharon Fyall
John Henderson & Sons LLP
8/10 Bank Street
Dumfries
DG1 2NS

Tel: 01387 739000

Email: enquiries@jhsllaw.co.uk

Web: www.johnhendersonandsons.co.uk



SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk





INTRODUCTION

The Commercial Workshop & Yard is situated in the quiet yet easily accessible town of Kirkconnel. Kirkconnel is located in the Upper Nithsdale valley in the North of Dumfries and Galloway close to the boundary with East Ayrshire. The property is situated on Main Street, which forms part of the A76 trunk road, providing good transport routes North and South. Kirkconnel is serviced by a main line railway station, which is within close proximity to the property.

The Town of Kirkconnel has a range of local services to include a post office, convenience store, hotel, garage, etc. Primary schooling is available at the nearby village of Kelloholm with secondary schooling available at the nearby Sanquhar.

The property was formerly a fuel station and commercial yard. The site now briefly comprises of a large sealed yard with a square footage of about 1580m² which includes a workshop and brick built office / retail space.

The workshop is of steel portal construction with block built walls, UPVC coated cladding, has a concrete floor, store room and inspection pit. The workshop extends to about 21m x 9.5m.

Located with street frontage is a brick built former service station. The property is unoccupied at this time and would benefit from a degree of renovation. The building measures some 9.4m x 6.2m.

The yard is enclosed by a security fence and has good access direct to the A76.

DIRECTIONS

From the south the property is located just inside the town boundary on the left hand side, as indicated on the Location Plan that forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for the workshop and yard are sought in excess of £60,000

HEALTH & SAFETY

All viewers are respectfully reminded that this is a commercial property and due care and attention should be exercised when viewing the property as all visitors do so at their own risk.

VIEWING

By appointment with the sole selling agents:

Threave Rural

The Rockcliffe Suite

The Old Exchange

Castle Douglas, DG7 1TJ

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes, etc whether public or private, and whether constituted in the title deeds or not). Purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Sharon Fyall, John Henderson & Sons LLP** for a definitive list of burdens subject to which the property is sold.

RATEABLE VALUE

We are informed that the property is considered in two parts for rating purposes:

- **Retail Unit (Former petrol station): RV £1,000**
- **Yard & Workshop: RV £2,400**

The current business rates are approximately 40p in the £1.00, but it is our considered opinion that the property, if purchased as a whole, may attract Small Business Relief. Potential purchasers are advised to make their own enquiries in this respect.

APPORTIONMENT

The Rates and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do, however, reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish legal system the sole selling agents will be pleased to offer guidance and explain the procedure.

DEPOSIT

A 10% deposit of the purchase price will be payable to the vendors' solicitors at conclusion of the missives. This deposit will be non-returnable in the event of the purchaser(s) failing to complete the sale for any reason not attributable to the vendors or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland Base Rate will be charged on any balance of the payment from the date of entry until paid.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property but neither Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatsoever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of prospective purchasers.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or are attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Intending purchasers must satisfy themselves by inspection or otherwise in these respects.
7. These particulars have been prepared in good faith and in accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to prospective purchasers' interest in the property then further, specific information/verification should be sought from Threave Rural. Prospective purchasers should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as statements of fact.

Particulars prepared June 2016





A76

ABOUT 1580 M SQ: 0.158 ha (0.391 acres)

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