



BIRCHFIELD GARDEN CENTRE

Dalbeattie, Dumfries & Galloway, DG5 4DS



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

INTRODUCTION

Birchfield Garden Centre is located on Dalbeattie High Street set within its own enclosed large plot. The business at present is currently tenanted and stocks a range of gardening products, plant and gifts with the tearoom serving a range of light lunches and home baking.

Given the diversity of the property, Birchfield Garden Centre has the potential to be utilised for a variety of commercial based activities, tourist based enterprise or indeed conversion to a residential dwelling. (any potential purchasers would need to make their own enquiries in this respect).

Birchfield Garden centre is within close proximity to Dalbeattie Forest (one of the 7stanes world-class mountain biking centres) and within convenient walking distance to all town centre amenities. The property is also in close proximity to Kippford, affectionately known as the 'Scottish Riviera'.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan at Stranraer. The international airports of Prestwick & Glasgow are within an hour's drive of the property.

DIRECTIONS

Birchfield Garden Centre is located close to the bottom end of the High Street not far from the coastal road.

METHOD OF SALE

The property is offered for sale privately

GUIDE PRICE

Offers for Birchfield Garden Centre are sought in excess of £150,000

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



DESCRIPTION OF THE PROPERTY

Birchfield Garden Centre and tearoom is of Fyfe stone construction rendered under a tiled roof. The property in more details briefly comprises:

- **Gift Shop & Tearoom**
A large bright room currently stocked with gifts and gardening products along with seating for the tearoom customers, patio doors lead to the outside seating and carpark area.
- **Kitchen Area**
- **Two Separate Cloakrooms**
- **Lower Ground Floor**
With two garages utilised as stock room and store

PLEASE NOTE: Fixtures and fittings owned by the current tenant will be removed on or before the completion of any sale. It is also noted that, for the avoidance of doubt, given that the business is run by a tenant there will be no opportunity to inspect any accounts or the like.

OUTSIDE

A large parking area is located to the front of the property, which is neatly laid to gravel. A separate access exists in favour of the garden centre, which provides access to the remainder of the land to the rear, comprising of a large yard, redundant commercial shed and a security enclosure. The whole of the area would lend itself to redevelopment and extends in total to about 4,620 M²

SERVICES

- Mains water & drainage
- Mains electricity
- Gas fired central heating system
- The telephone is installed subject to the normal BT regulations.

COUNCIL TAX BANDING

Rateable Value: £2,580 per annum.

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). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor: **Mr Graham Law ,Walker & Sharpe Solicitors** for a definitive list of burdens subject to which the property is sold.

ENTRY & VACANT POSSESSION

Immediately upon completion.

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 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 vendor's solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of

the purchaser failing to complete the sale for any reason not attributable to the vendor 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 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 whatever 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 intending purchasers and do not constitute, nor constitute part of an offer or contract.
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 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. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared June 2018



About: 0.187 ha (0.462 acres) 4620sq mtrs