

Property Estates and Programmes

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FOR SALE
FORMER GREटना CUSTOMER SERVICE CENTRE
56F Annan Road, Gretna, DG16 5AT
Single storey office building - Listed – B (LB9937)
Offers over £38,000
Viewing by appointment only

Viewing and contact information

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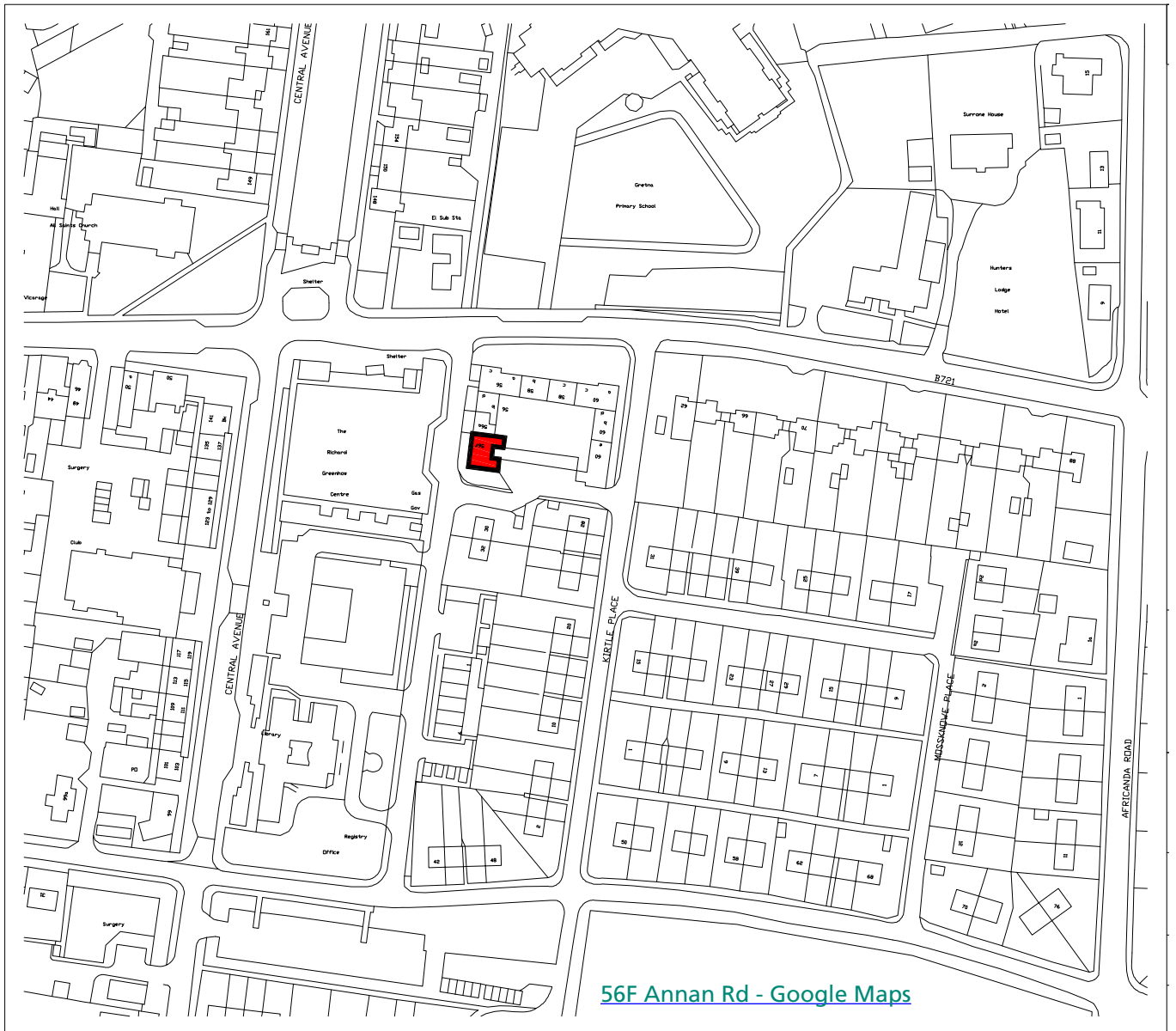
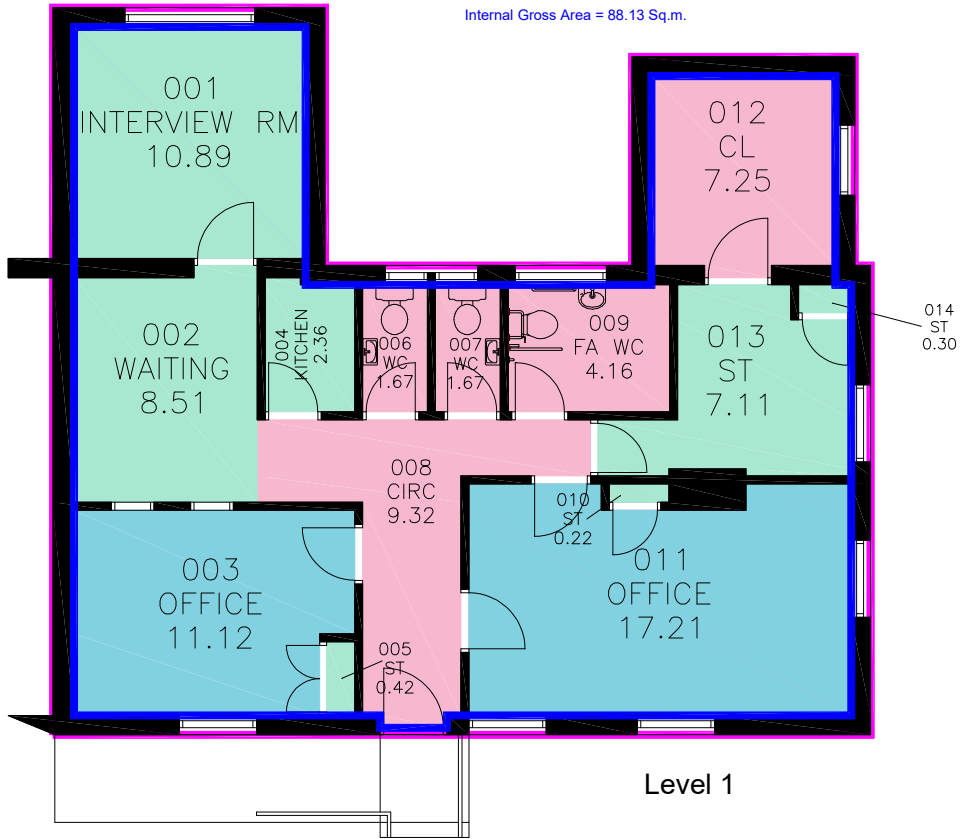
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Property, Estates & Programmes
Dumfries and Galloway Council
Cargen Tower
Garroch Business Park
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Dumfries
DG2 8PN

External Gross Area = 101.66 Sq.m.

Internal Gross Area = 88.13 Sq.m.



Summary of building and land:

One storey end of terrace building set in the retail centre of the historic wedding town of Gretna, comprising 3 Offices, Waiting area, Store x 2, Toilets (Male, Female & Accessible), Kitchen and Circulation Area. End of terrace plot accessible from front with a gross internal area of 91.65sqm (987sqft).



Location:

Situated close to all Gretna Hotels and Wedding Venues, as well as the town's amenities, this property will be ideal for small business operators or start-ups.

Accommodation:

Space Identifier	Former Use	Approx GIA	
001	Interview Room	10.89sqm	117sqft
002	Waiting Room	8.51sqm	92sqft
003	Office	11.12sqm	120sqft
004	Kitchen	2.38sqm	26sqft
005	Circulation Space & Store	9.74sqm	105sqft
006	Toilet	1.87sqm	20sqft
007:	Toilet	1.87sqm	20sqft
008	Circulation	9.32sqm	100sqft
009	Toilet	4.16sqm	45sqft
010	Store	0.22sqm	2sqft
011	Office	17.21sqm	185sqft
012	Store	7.25sqm	78sqft
013	Store	7.11sqm	77sqft
Total		91.65sqm	987sqft



All future potential developments will be subject to all the necessary Planning and Building Control consents. Potential purchasers are encouraged to complete their own due diligence and submit a pre-planning application enquiry.

Services:

This property is connected to mains electricity and water with drainage to the public sewer.

Rateable Value for former use: £3,250

Transport Links:

Road – M74 provides good access to Carlisle to the South (9.6 miles) and Glasgow to the North (88 miles) -A75 provides good access to the regional capital Dumfries (23.1 miles) to the West

Rail – West Coast Main Line for rail connections.

Due Diligence:

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.

Offers:

Prospective purchasers are advised to note their interest in this property with Property, Estates & Programmes, preferably through their Solicitor in order to be advised of a set closing date. On the closing date offers must be submitted in writing in a sealed envelope clearly marked – “Offer for Former Gretna Registration Office, Annan Road, Gretna, DG16 5AT”.

All offers should be sent to:

Legal Services – FAO Supervisory Solicitor, Conveyancing, Council Headquarters, English Street, Dumfries, DG1 2DD; or emailed to propertyoffers@dumgal.gov.uk

The Council is not bound to accept the highest offer received and late offers will not be considered.



Dumfries and Galloway Council give notice that:

1. The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, areas, photographs and reference to condition, necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Where dimensions are shown, these are approximate only.
3. Included systems and appliances are un-tested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.
4. Neither these particulars nor any communications by Dumfries and Galloway Council relative to the sale of this property or any part thereof shall be binding upon the Sellers (whether acted on or otherwise) unless the same is incorporated within a written document signed by the Sellers or on their behalf and are tested in conformity with Section 3 of the Requirements of Writing (Scotland) Act 1995 or granted in pursuance of any such document.