

# Property Estates and Programmes

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FOR SALE

## MARCHMOUNT STORES

Marchmount Avenue, Dumfries DG1 1NR

Site size – 1,569 square metres / 16,885 square foot, or thereby

Building size – 521 square metres / 5,608 square foot, or thereby

**Offers over £150,000 are invited for purchase only.**

viewing by appointment only

### Viewing and contact information

**Colin Freeman – 07734073473**

[Colin.freeman@dumgal.gov.uk](mailto:Colin.freeman@dumgal.gov.uk)

[www.dumgal.gov.uk/property](http://www.dumgal.gov.uk/property)

Property, Estates & Programmes

Dumfries and Galloway Council

Cargen Tower

Garroch Business Park

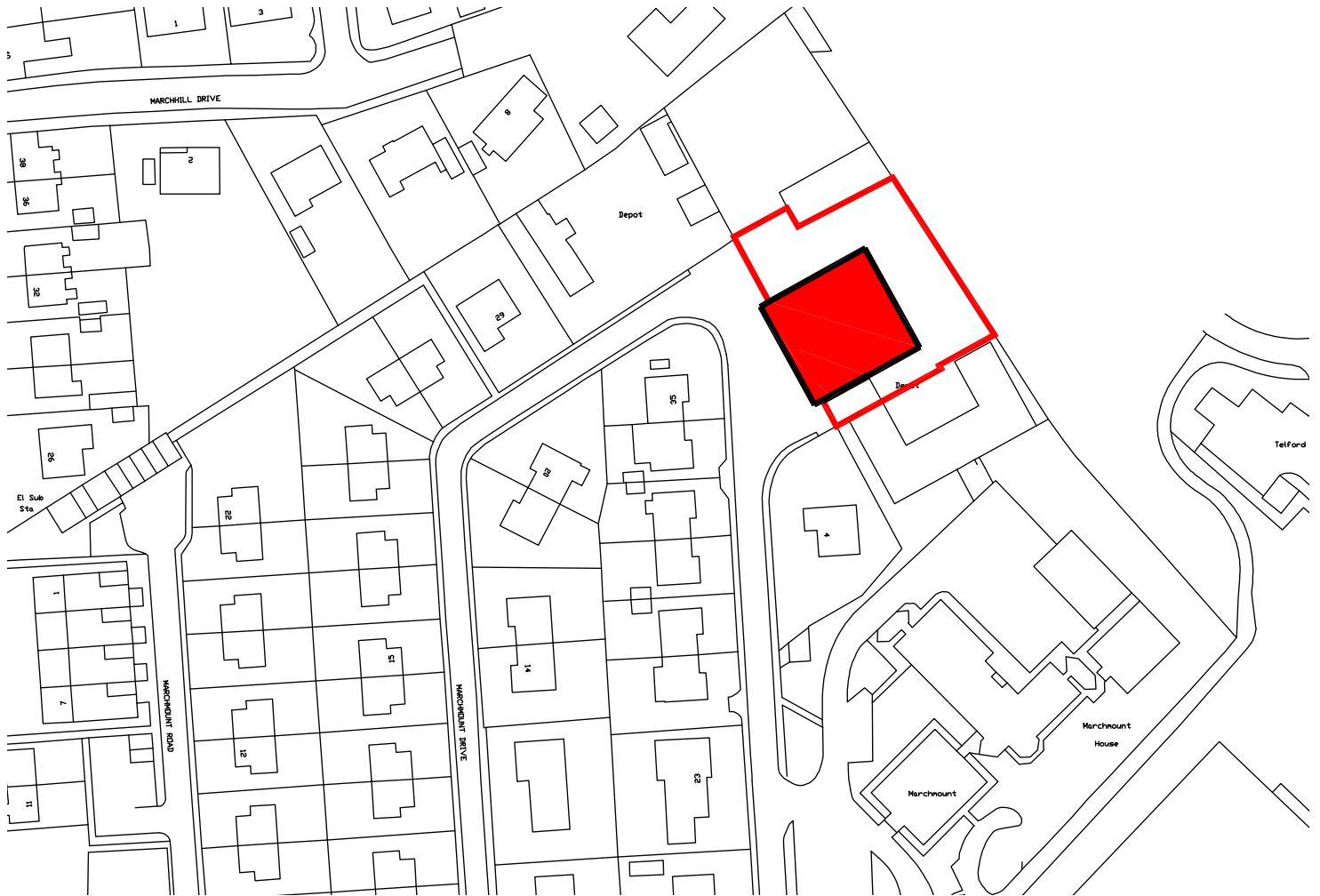
Garroch Loaning

Dumfries

DG2 8PN

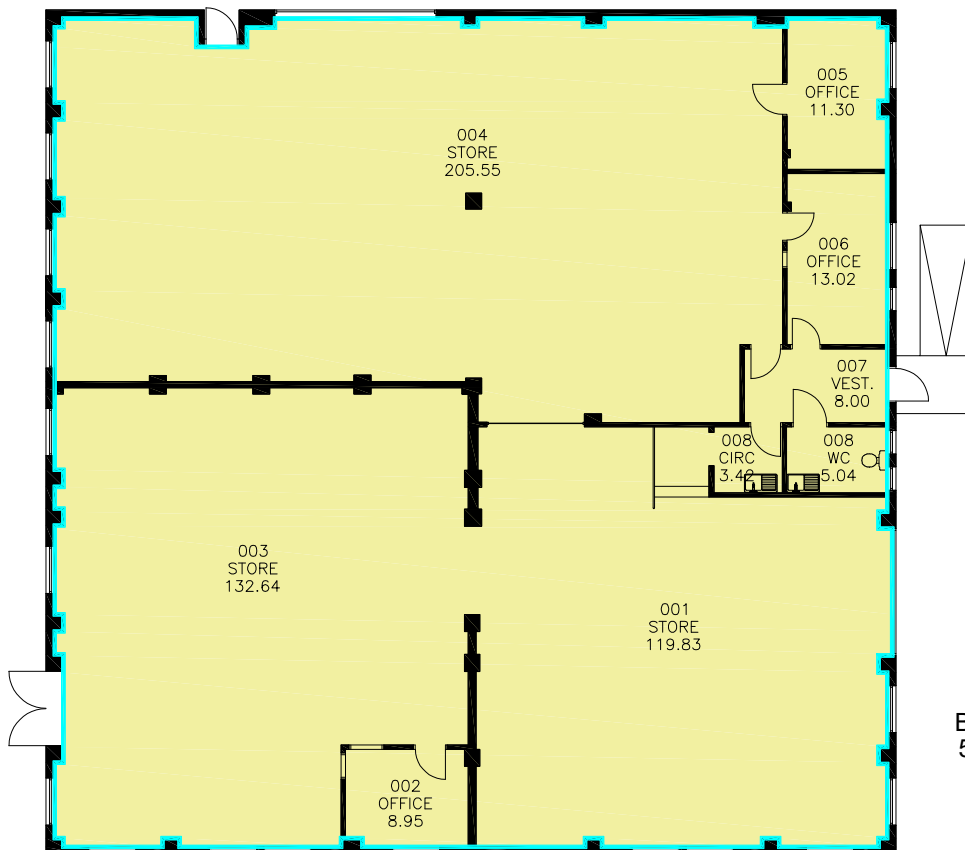
Dumfries  
& Galloway





Marchmount Stores – [Google Maps](#)

## Property:



## Summary of property:

### 3 Store areas:

- 001 – 119.83sqm / 1289 sqft
- 003 - 132.64sqm / 1427 sqft
- 004 – 205.55sqm / 2212 sqft

### 3 Offices:

- 002 – 8.95sqm / 96 sqft
- 005 – 11.30sqm / 122 sqft
- 006 - 13.02sqm / 140 sqft

### 3 ancillary spaces:

- 007 – 8.00sqm / 86 sqft - Vestibule
- 008 – 5.04sqm / 54 sqft - WC
- 008 – 3.43sqm / 37 sqft - Circulation space

**BLOCK 1**  
521.13m<sup>2</sup>



Any future development will be subject to all the necessary Planning and Building Control permissions. Potential purchasers are encouraged to complete their own due diligence.

### Services:

This property is connected to mains electric, water and gas, and sewage system.

Rateable Value - £10,600 (1st April 2023)

Close by transport links:

Close to Dumfries Town Centre

M74 via A701 north to Glasgow

M74 via A75 south to M6 and England

Right of access exist to the southeast of the property for the neighbouring building.

The property does not sit within the Dumfries Conservation Area but does fall within the Dumfries & Galloway Council LDP2 (dated October 2019).

### 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 the closing date. On the closing date offers must be submitted in writing in a sealed envelope or by email clearly marked – “Marchmount Stores, Marchmount Avenue, Dumfries, DG1 1NR”

#### 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](mailto: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.