

FOR SALE

FORMER COUNCIL OFFICES

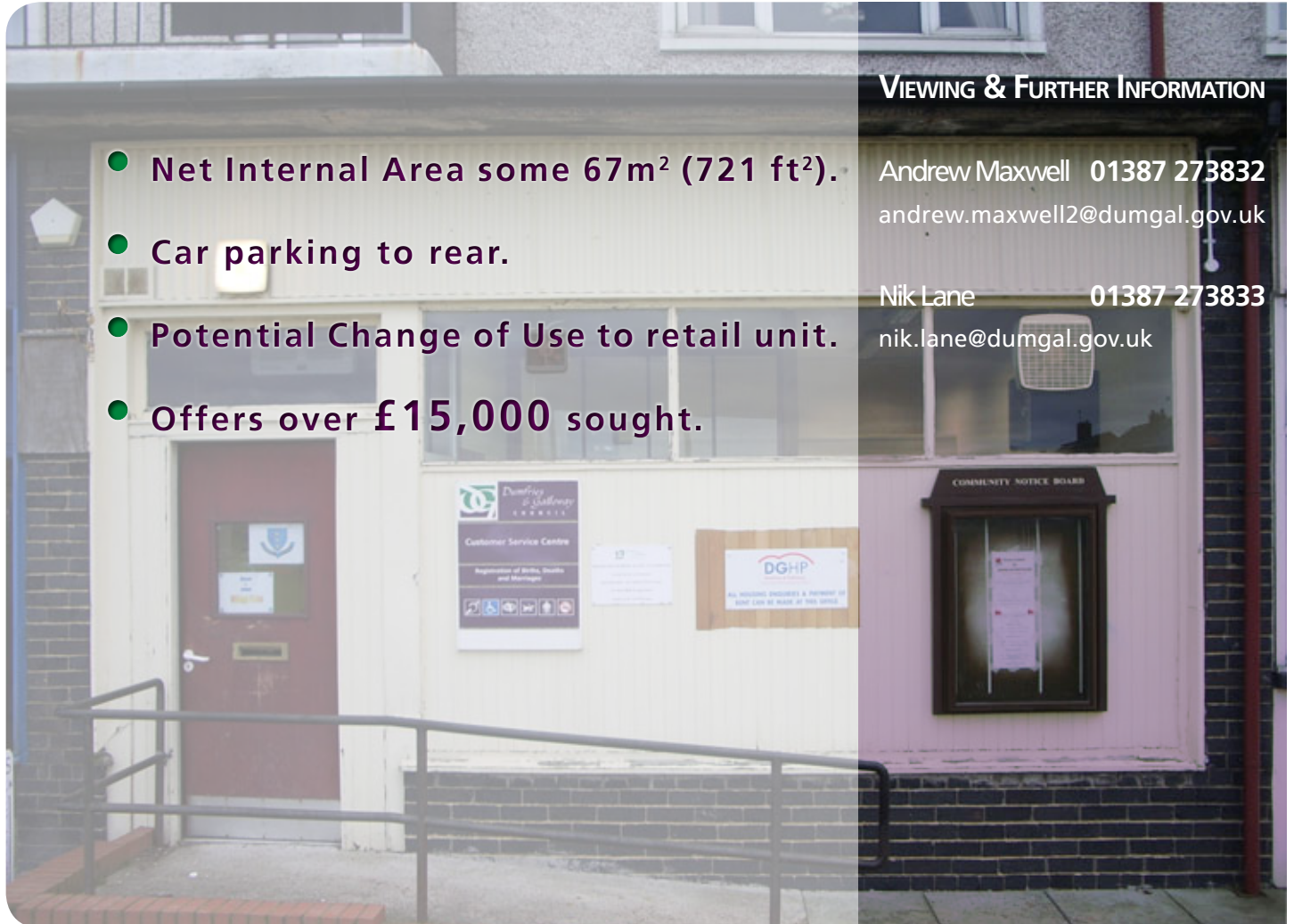
Nith Buildings, Kelloholm, Dumfries & Galloway, DG4 6RX

- Net Internal Area some 67m² (721 ft²).
- Car parking to rear.
- Potential Change of Use to retail unit.
- Offers over **£15,000** sought.

VIEWING & FURTHER INFORMATION

Andrew Maxwell 01387 273832
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LOCATION

Kelloholm is located less than one mile from Kirkconnel and is approximately 30 miles northwest of Dumfries and 30 miles south east of Kilmarnock. The town has good connections to the national roads network, being positioned immediately adjacent to the A76 trunk road.

The subject property is located within Nith Buildings, Greystone Avenue, Kelloholm, a building with various commercial properties on the ground floor (including the Library) and flats on two floors above.

Strategic Property Services
Community & Support Services
Dumfries & Galloway Council
Marchmount House
Marchmount Avenue
Dumfries DG1 1PY

www.dumgal.gov.uk/property

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THE PROPERTY

The subjects comprise the former Dumfries & Galloway Council offices, formed from what was originally built as a retail unit. The property has been altered both externally and internally to form office accommodation.

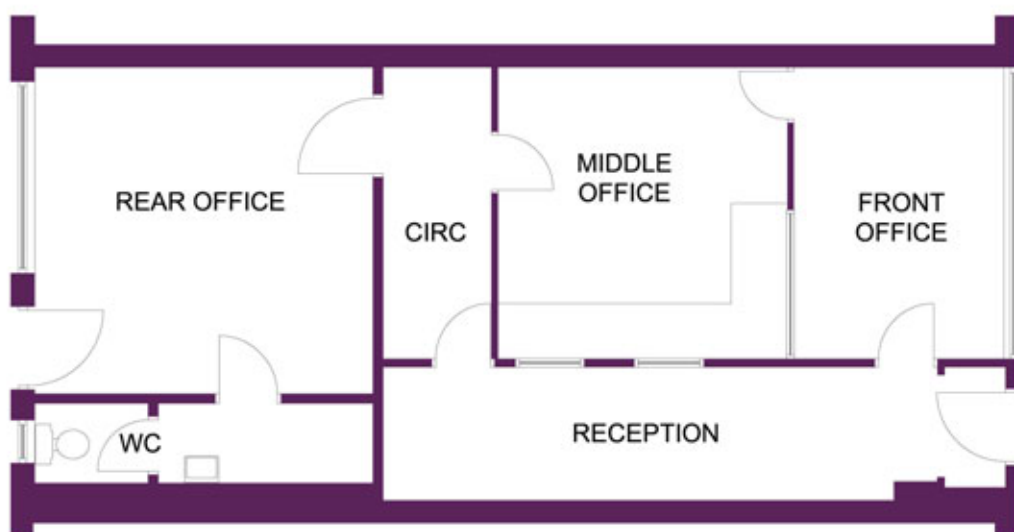
The subjects benefit from electric night store heating.

ACCOMMODATION

The subjects comprise ground floor accommodation as follows: -

Entrance/Reception Area, Front Office, Middle Office, Central Circulation Area – originally retail area. Rear Office, WC, WHB and Water Heater.

The accommodation within the front part of the subjects is formed by demountable partitioning which can be removed to open the space up for retail use, subject to all necessary consents.



Floor Plan

scale: 1 - 100

The building provides the following approximate net internal areas:

| Ground Floor | Net Internal Area (m ²) |
|--|-------------------------------------|
| Entrance/Reception Area, Front Office, Middle Office, Central Circulation Space (originally retail area) | 46.94 |
| Rear Office | 19.89 |

SERVICES

The property is connected to mains supplies of water, electricity and drainage.

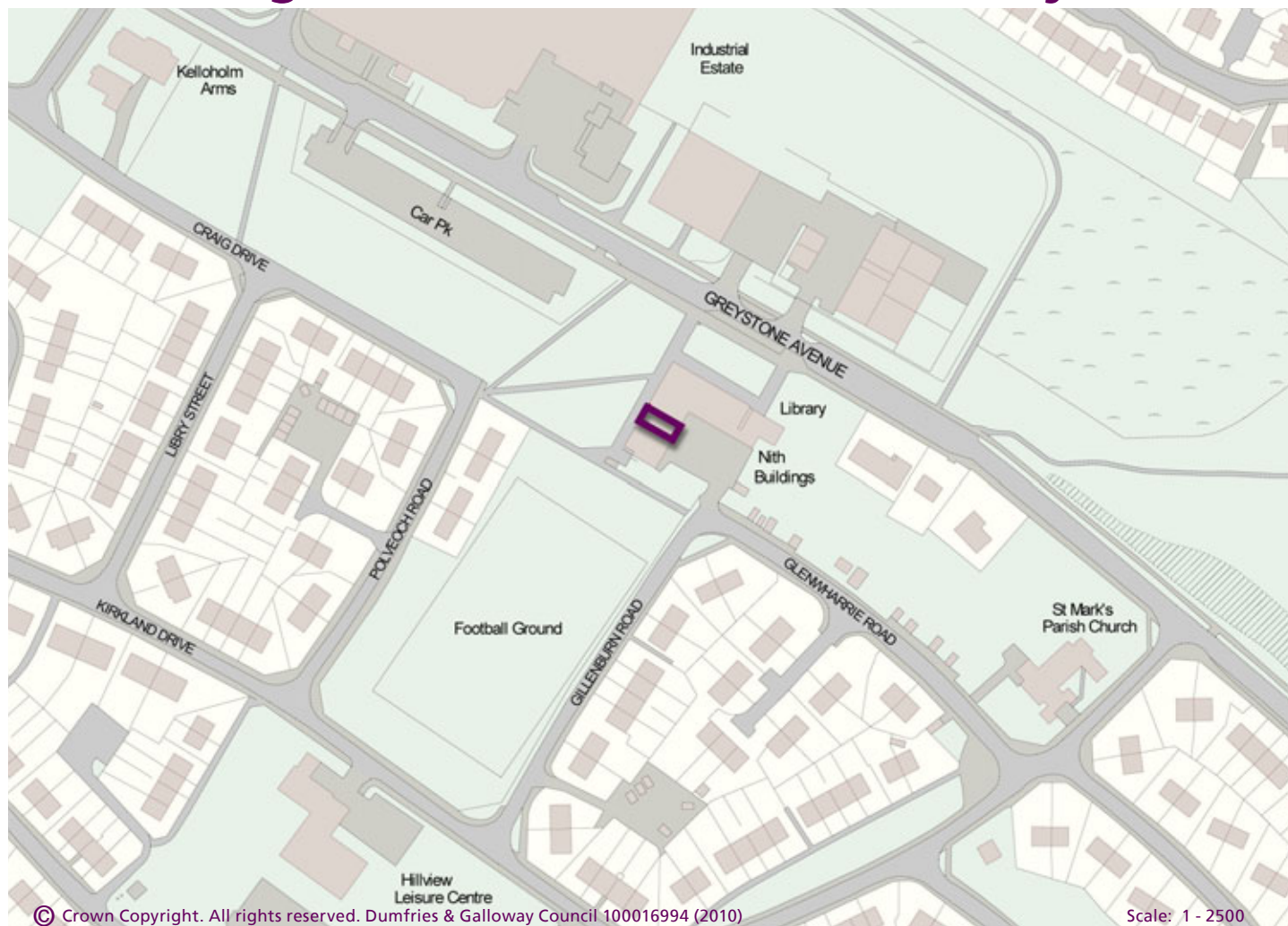
PLANNING

It is recommended that early advice be sought from **Area Planning Nithsdale** on **01387 260199**

RATEABLE VALUE

The subjects are entered in the valuation roll at a rateable value of **£1,975** exclusive of water and sewerage.

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OFFERS

Offers over £15,000 are invited.

It is likely that a closing date for offers will be set. Prospective purchasers are advised to note their interest in the property with Strategic Property Services, preferably through their solicitor, in order that they may be advised of such. On the closing date offers must be submitted in writing in a sealed envelope clearly marked:

“Offer for Former Council Offices at Nith Buildings, Greystone Avenue, Kelloholm”.

All offers should be sent to:

The Head of Legal Services
Dumfries & Galloway Council
Municipal Chambers
Buccleuch Street
Dumfries
DG1 2AD

Offers may be faxed if backed-up by mailed hard copy. Fax no: **01387 247803**

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

PARTICULARS

These particulars were updated 29th November 2011.

Dumfries & 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 & 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.

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