DEVELOPMENT OPPORTUNITY

Council Offices
116 - 118 English Street, Dumfries, DG1 2DE
Offers over £140,000 are sought.

Viewing and Further Information

Alastair Johnson 01387 273828
alastair.johnson@dumgal.gov.uk

Andrew Maxwell 01387 273832
andrew.maxwell2@dumgal.gov.uk

Nik Lane 01387 273833
nik.lane@dumgal.gov.uk

Property and Architectural Services
Dumfries and Galloway Council
Cargen Tower
Garroch Business Park
Garroch Loaning
Dumfries
DG2 8PN

www.dumgal.gov.uk/property
Town Centre Position
Approx 7 on-site car parking spaces
Total of 459.42 m² (4,945 ft²) of space arranged over 3 floors
Offers over £140,000 are invited

Location
Situated 75 miles south of Glasgow and 35 miles northwest of Carlisle, Dumfries is the principal shopping and administrative centre in Dumfries and Galloway region of southwest Scotland and has a residential population of about 35,000. The town has good connections to the national roads network, being strategically positioned at the intersection of the A75, A76 and A701 trunk roads.

116 - 118 English Street occupies a prominent position close to the town centre at the junction of English Street and Hoods Loaning.

Description
The property is a three storey sandstone building under a pitched slate roof. The ground and first floor contain a number of offices, with disabled w.c. and kitchen located on the ground floor. The second floor is storage and attic space. To the rear of the building is a surfaced car park of approximately seven spaces. Vehicular access is gained through the adjacent leisure centre car park. A right of access exists over the rear of the car park to the adjoining property, 114 English Street.

Services
The property is connected to mains supplies of water and electricity, with drainage to the public sewer.

Rateable Value
The property has a rateable value of £20,750.

Planning
The property is Category C Listed
There may be potential for conversion to residential use, subject to obtaining Planning Permission for Change of Use and any relevant consent.

For further information please contact Area Planning Nithsdale on 01387 260199

Offers in excess of £140,000 are sought
It is likely that a closing date for offers will be set. Prospective purchasers are advised to note their interest in the property with Property and Architectural Services, preferably through their solicitor, in order that they may be advised of such dates. On the closing date, offers must be submitted either;

In writing in a sealed envelope and entitled,

Or emailed to (if backed up by a mailed hard copy)

The Council is not bound to accept the highest or any offers 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.