

Lot 29, St Cuthbert's Church Hall, Bridge Street, Lockerbie,

DG11 2HE

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



Heritable Commercial Opportunity

www.acuitus.co.uk

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Property Information

Heritable Commercial Opportunity

- Of interest to Owner Occupiers & Investors
- Change of Use Opportunities (subject to consents)
- Nearby occupiers include Tesco Superstore, Home Bargains, Greggs and a mix of mainly independent retailers
- VAT not applicable

Lot

29

Auction

7th November 2024

Vacant Possession

Status

Available

Sector

Development

Auction Venue

Live Streamed Auction

On the Instructions of Dignity
Funeral Directors

Location

Miles 12 miles east of Dumfries, 26 miles north-west of Carlisle
Roads A74 (M), A709
Rail Lockerbie Railway Station (Scotrail)
Air Glasgow Prestwick Airport

Situation

The property is situated in an established commercial and residential location, on the south side of Bridge Street, on the edge of the town centre. Nearby occupiers include Tesco Superstore, Home Bargains, Greggs and a mix of independent retailers.

Tenure

Heritable. (Scottish Equivalent of Freehold)

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises a former funeral parlour arranged on the ground floor with a single-storey garage to the rear.

VAT

VAT is not applicable to this lot.

Planning

The property may lend itself to residential conversion, alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with Dumfries and Galloway Council. (info.dumgal.gov.uk) (Phone: 0157 620 5668)

Viewings

There will be one accompanied viewing date on Thursday 31st October from 11am to 12pm. If you would like to inspect, please confirm your attendance with your name and mobile number to mhairi.archibald@acuitus.co.uk

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant
Ground	Commercial/Ancillary Garage	113.52 35.96	(1,222) (387)	VACANT
Total		149.48	(1,609)	

NB: Please note that there is a restriction on funeral use for this property - please see the legal pack for details.

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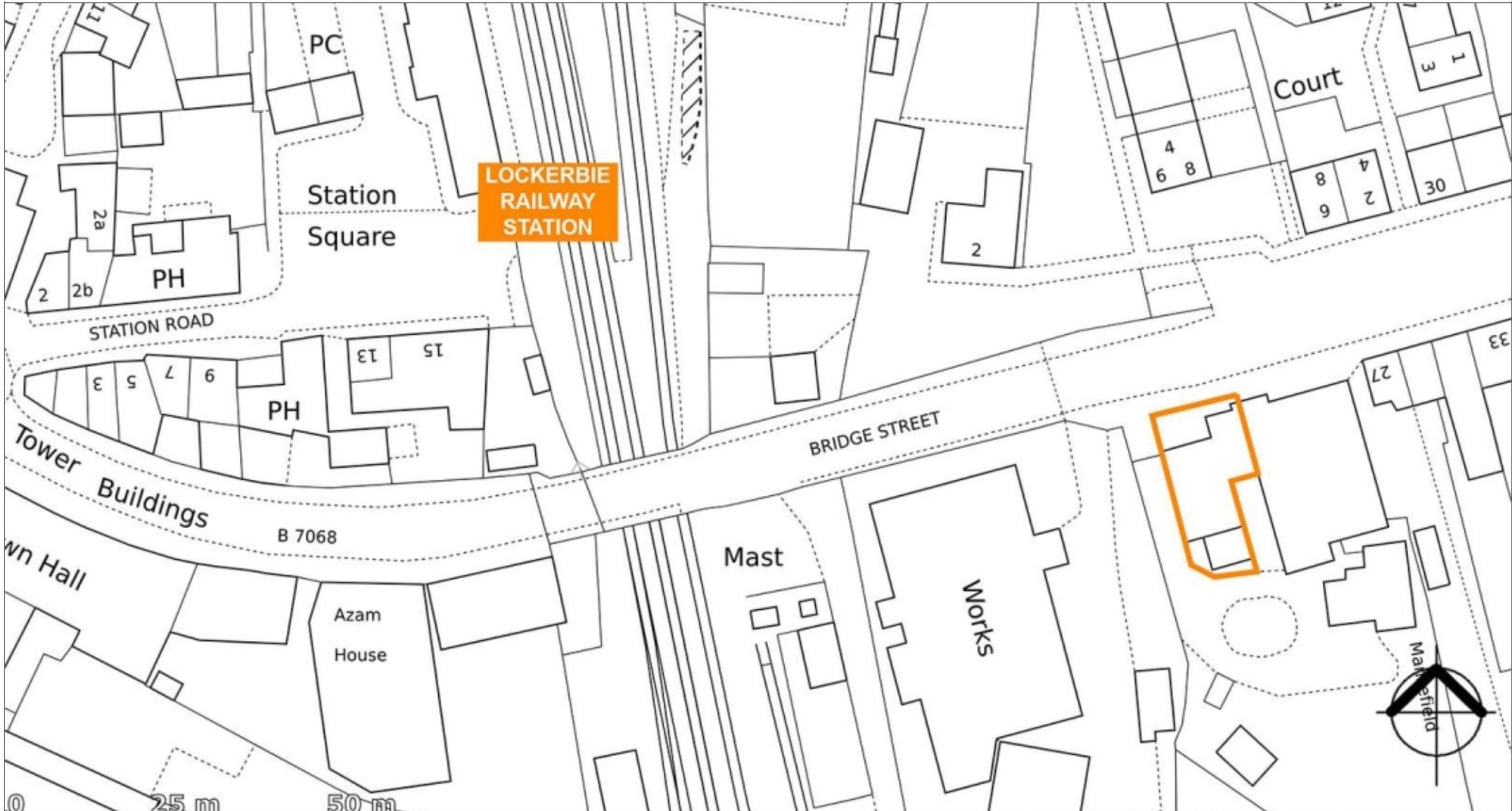
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2024