

For sale

**For Sale at auction
22nd November 2018**

47 High Street, Lockerbie, DG11 2JH



Location

Lockerbie is a small town situated equidistantly between Glasgow, 75 miles north west, and Edinburgh, 75 miles in the north east. The English border and Carlisle are located 28 miles south west. Lockerbie is easily accessible via the M74 and there are a number of train services to/ from the aforementioned cities throughout the day.

Description

The subjects for sale comprise the ground floor of a two storey property of traditional construction under a pitched roof.

The ground floor consists of former banking hall, interview rooms and staff welfare facilities.

Additionally, there is a garden ground to the rear.

Floor Areas

The premises have been measured in accordance with RICS Code of Measuring Practice 6th Edition on a Net Internal basis.

The ground floor extends to 1,784 sq. ft. (165.7 sq. m)

A floor plan is available upon request.

Guide Price & Tenure

We are advertising a guide price of £55,000 for our client's heritable interest in the site.

Planning

The property has been operating as a bank, therefore we understand has Class 2 Planning Use, providing permitted change to Class 1 (Shops).

Interested parties should make their own enquiries to the appropriate planning authority.

The property is a Category C Listed Building

Rates

We understand that the property is assessed as follows:

Rateable Value: £9,900

Please note that it is the responsibility of the purchaser to conduct their own investigations into rating and rates liabilities.

Legal Costs

Each party will bear their own legal costs involved in this transaction.

EPC

The property has an EPC rating of "F" with a score of 85. The full Energy Performance Certificate is available upon request.

VAT

We understand the property is not elected for VAT therefore no VAT will be applicable on the purchase price.

Sales Process

The property will be sold at the SVA Property Auction on 22nd November 2018 at 2.00pm at the Marriott Hotel, 111 Glasgow Road, Edinburgh, EH12 8NF.

A 10% deposit on all successful bids must be paid by cheque or Bankers draft (payable to SVA Property Auctions Ltd).

Prospective purchasers should register in writing to the joint auctioneers to be kept updated of viewing times and any last minute changes to information relating to this property—the particulars were prepared during October 2018.

For further information please contact:

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