

FOR SALE : FORMER CHURCH WITH CLASS 6 USE

FORMER DUMFRIES BAPTIST CHURCH • NEWALL TERRACE • DUMFRIES • DG1 1LW



DM HALL
CHARTERED SURVEYORS

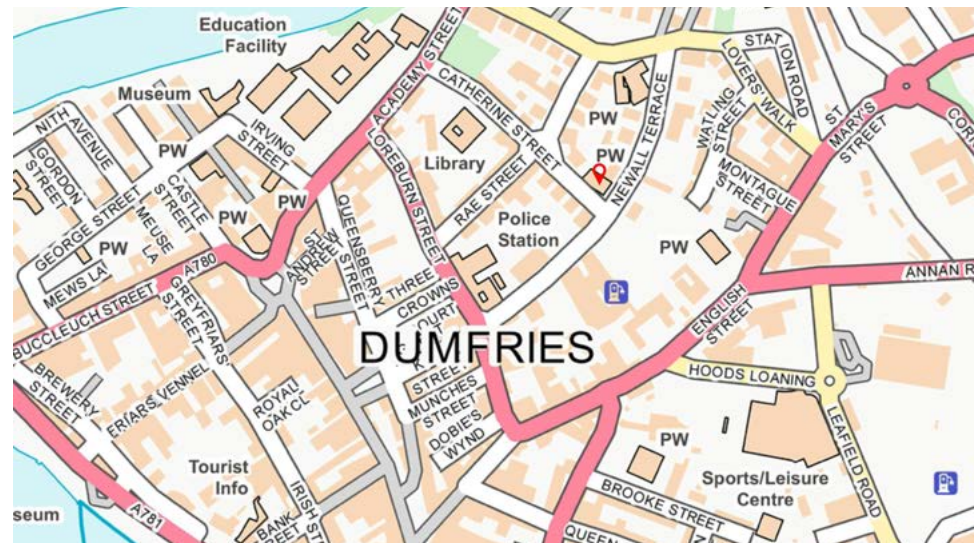
Commercial Department
11 BUCCLEUCH STREET, DUMFRIES, DG1 2AT
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- Commercial and residential area in Dumfries Town Centre
- Central location close to car parking and railway station
- 'B listed' former church now with class 6 (storage and distribution) use
- Large open plan hall with a stage, events space with kitchen and various private rooms
- Potential for a variety of uses
- Gross internal floor area 456 sqm (4,909 sqft)
- 100% rates relief available
- Offers over £195,000 are invited

LOCATION

Newall Terrace is a popular, mixed commercial and residential street of historic importance in Dumfries Town Centre, close to public car parking and a short walk from Dumfries railway station. Occupiers nearby include a veterinary practice, Council offices, professional service business, a library, a bowling club and a children's nursery, amongst others.

Dumfries is the administrative capital of the Dumfries and Galloway region in South Scotland, around 76 miles south of Glasgow via the M74 and 34 miles north west of Carlisle via the A75. The town, which is attempting to get city status, has a population of around 56,000 persons within a 10 mile radius.



DESCRIPTION

The former Dumfries Baptist Church, is an attractive, detached and category 'B' listed sandstone building occupying a prominent corner position at the junction of Newall Terrace with Catherine Street.

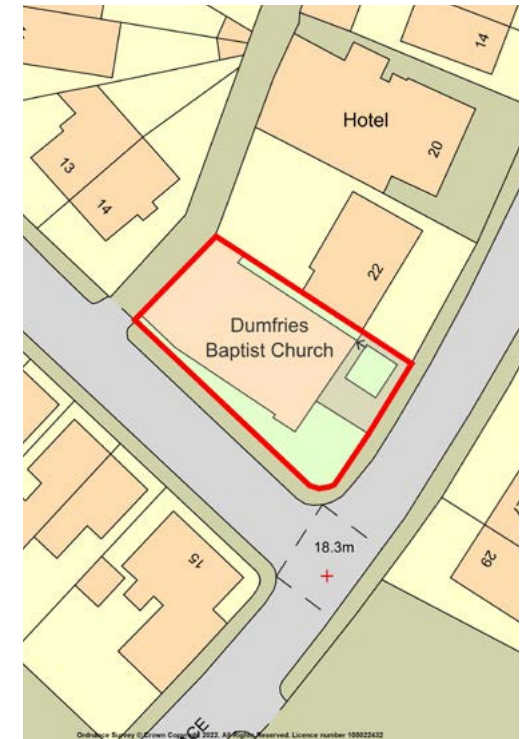
The building is of regular shape and is well maintained/presented, containing the following accommodation and gross floor areas:

Ground floor: – vestry with wc and disabled wc, hallway with two private rooms and two storage cupboards, main hall (12.5 x 13m) with stage, rear hallway with three private rooms.

First Floor:- events room (6.3 x 9.6m) and fitted kitchen

Basement:- office, store and plant room

Indicative floor plans provided and video links available at www.dmall.co.uk



RATING

The Rateable Value is £4,875 and the building qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

PRICE

Offers over £195,000 are invited for our client's heritable interest.

EPC

EPC available upon request. G rated.

FLOOR AREA

The gross internal floor areas are:

Ground Floor:	311 sqm	(3,348 sqft)
First Floor:	82 sqm	(883 sqft)
Basement:	63 sqm	(678 sqft)
Total:	456 sqm	(4,909 sqft)

RATING

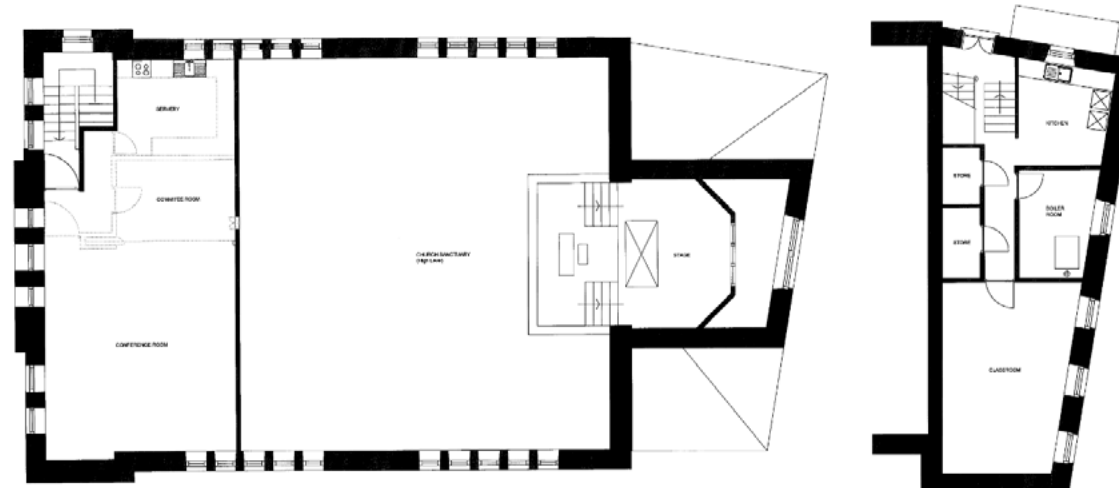
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PLANNING/USE

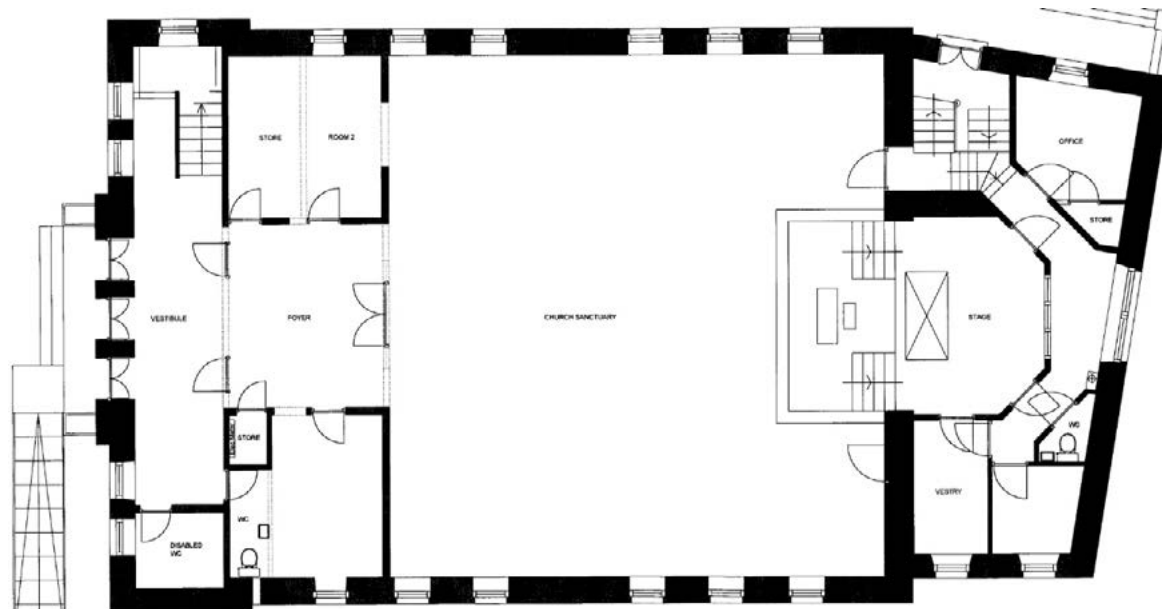
Whilst it is a former church, the building now has consent for class 6 use (Storage or Distribution), allowing permitted class 4 use (business). The current owners have operated a successful online retail business from the property but have since outgrown the premises and relocated.

The building could suit a variety of commercial uses including an office, an event space, restaurant, or leisure uses such as a gym, soft play or sports hall, subject to obtaining the necessary consent. Residential conversion could be a further possibility.

Dumfries and Galloway Council planning department can be contacted on 01387 260199.



BASEMENT



GROUND FLOOR



VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents:-

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