



Main Processing Unit, Caroline Street, Langholm, DG13 0AF
£2,500 pcm

C&D Rural

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- Large processing/distribution unit
- Suitable for forestry or haulage firms
- HGV vehicle access
- Office accommodation
- WC and wash facilities
- Available via a new full repairing and insuring lease

Large industrial premises/processing unit situated in the borders town of Langholm, with HGV vehicle access and office accommodation.

Council Tax band: TBD

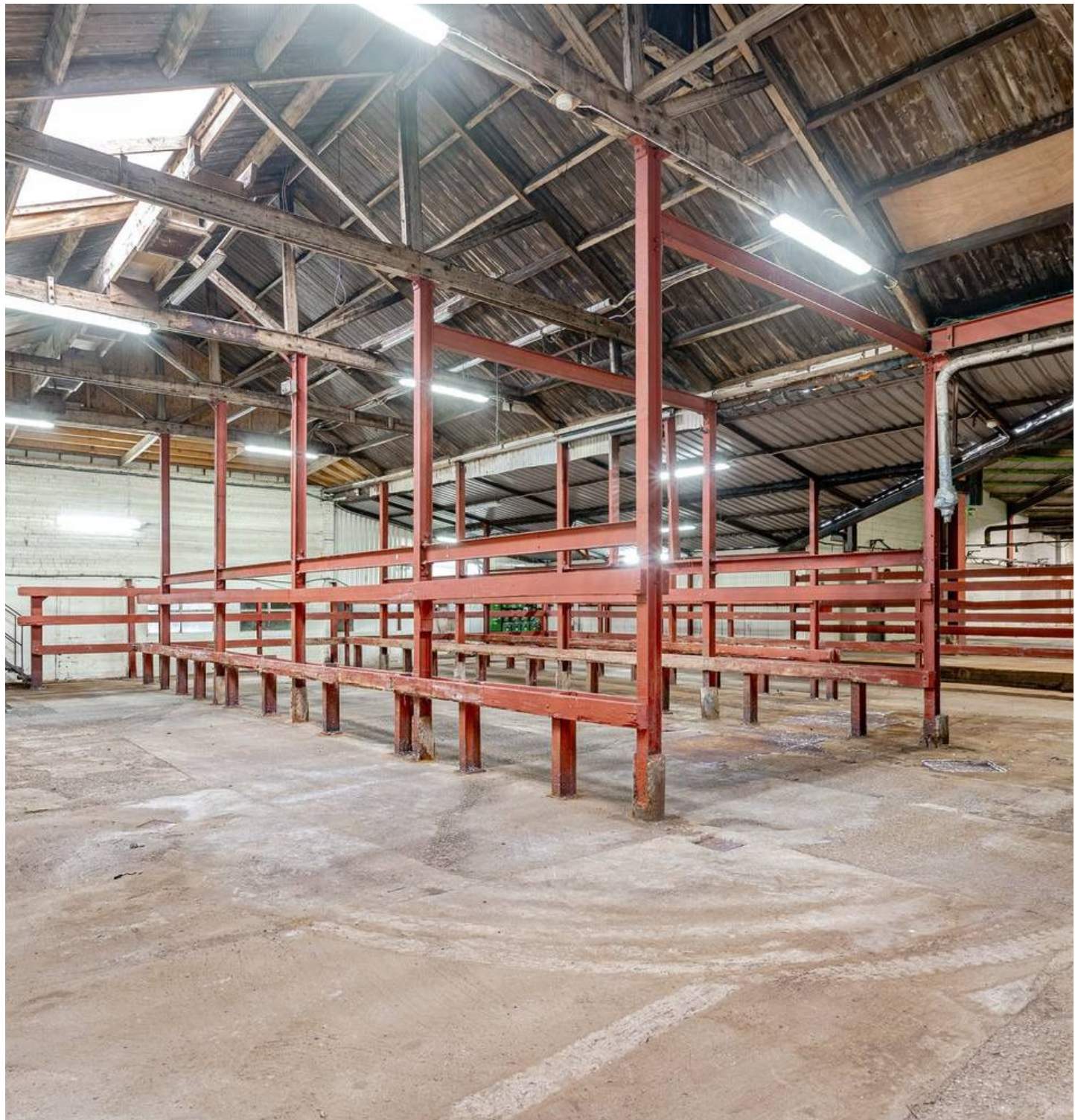
EPC Rating: A



Industrial Premises/Processing Unit

The property consists of a large building constructed of steel frame with profile sheet cladding to the walls and roof. There is vehicular access from Henry Street to the rear yard which is shared with various neighbouring occupiers to the processing unit. There is also pedestrian access from Caroline Street where the offices are located.

This building is fully equipped for the processing of animal skins and hides and the management of the effluent from the process. It would also suit a variety of other purposes including timber distribution or haulage. The approximate Gross Internal Area of the site is 2,900 square metres. There is a small portocabin included which may lend itself to a variety of uses and on the first floor there are staff changing rooms and wash facilities.



The offices included a reception room/office on the ground floor, storage room at the rear and large boardroom. On the first floor there are two further offices, staff changing area and staff WC. Access to the processing plant can be gained from the rear of the offices or directly from Caroline Street.

Front Office (4.25m x 3.69m)

Rear Room (2.38m x 3.72m)

Staff WC (1.36m x 2.09m)

Boardroom (6.76m x 4.77m)

First Floor

Office 1 (6.75m x 2.84m)

Office 2 (4.28m x 4.62m)

Utility (3.12m x 2.31m)

WC (1.48m x 2.095m)

Location Summary

Langholm is located in Dumfries and Galloway in South West Scotland approximately 20 miles north of Carlisle, 35 miles east of Dumfries and 80 miles south of Edinburgh. The town benefits from good local amenities including primary and secondary schools and a good range of local shops. A wider range of amenities including supermarkets and leisure facilities are available in Carlisle and Hawick (23 miles north).

The A7 passes through the town and provides good road links to the M74 and M6 motorways at Gretna and Carlisle respectively. National Rail Services are available at Carlisle with direct services to London is just over 3 hours. Edinburgh, Glasgow and Newcastle International Airports are all within 2 hours drive time.



General Remarks and Stipulations

Lease: The unit is available immediately by way of a new full repairing and insurance lease.

Rent: Quoted rent is £2,500 per month (£30,000 per annum or £1.35 per sq ft)

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

EPC Rating: A copy of the certificate is available to request upon application.

Services: The Main Processing Unit is served by mains water, mains electricity, and mains drainage.

Local Authority: Dumfries & Galloway Council.

Ratable Value: The Main Processing Unit has a Rateable value of £25,300. Small Business Rates Relief Scheme (SBRR) is currently understood to provide up to 100% rates relief for units with a rateable value of £15,000 or less based on the combined total of all the occupiers business premises within Scotland (subject to application and eligibility).

Rateable value information has been obtained from the Valuation Office Association website. Whilst believed to be correct this information has not been independently verified.

Legal Costs: Each party is to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).



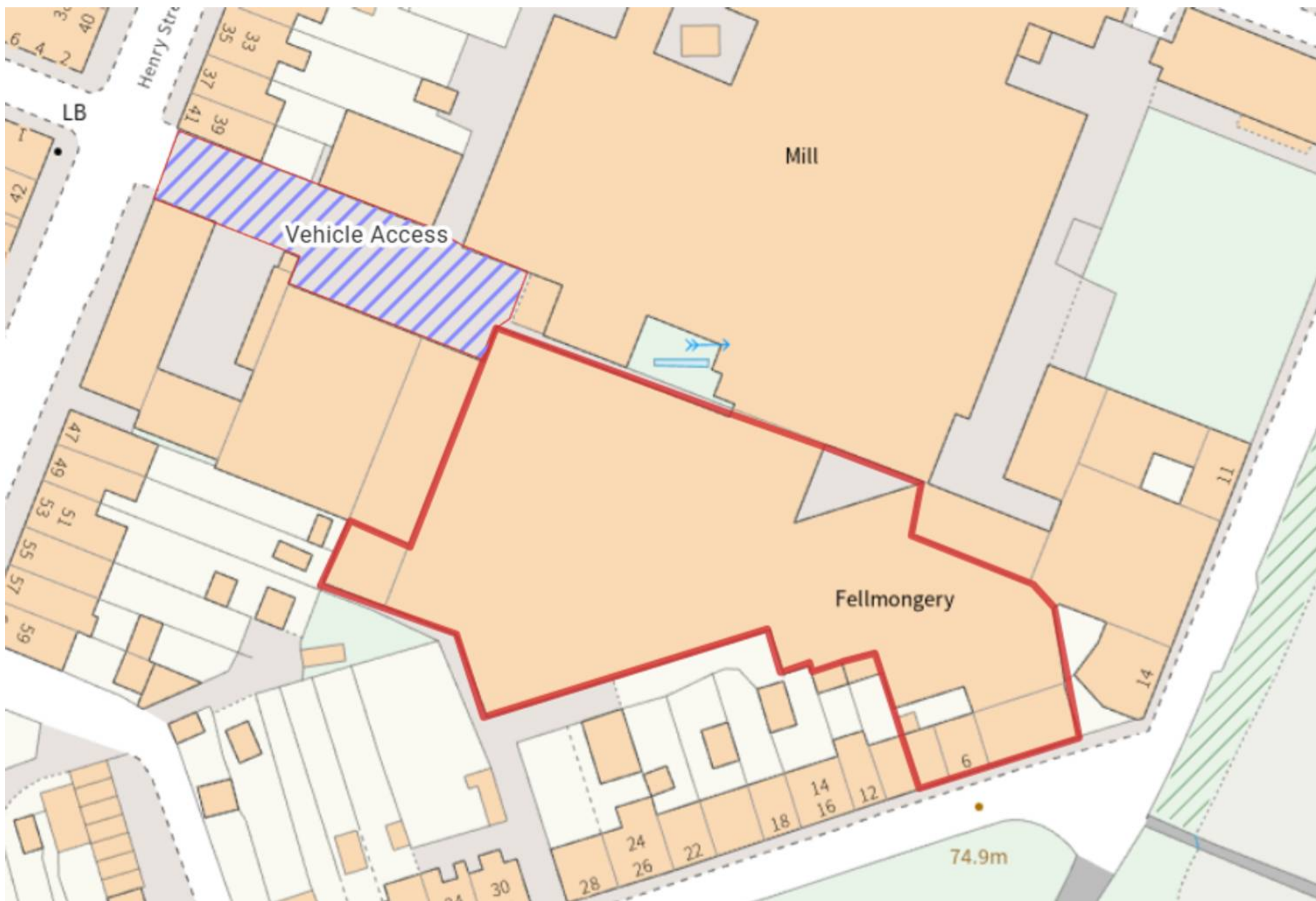














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