





# Property Description

This is a good opportunity to buy a small shop / office premises in the heart of the beautiful, tourist town of Moffat.

Currently used as an office but could lend itself to a variety of uses.

Main office measures approx. 22’7” x 14’6”. WC measures approx. 4’1” x 3’8”. Large full length display window.

**Location**

Moffat is a burgh and parish in Dumfriesshire, now part of the Dumfries and Galloway local authority area in Scotland. It lies on the River Annan, with a population of around 2,500. It was a centre of the wool trade and a spa town.

Moffat is around 59 miles (95 kilometres) to the southeast of Glasgow, 51 miles (82 kilometres) southwest of Edinburgh, 21 miles (34 kilometres) northeast of Dumfries and 44 miles (71 kilometres) northwest of Carlisle.

**Rail and Bus transport**

The nearest railway stations are Lockerbie and Dumfries (8 miles). More information about rail travel is available from National Rail Enquiries, Virgin, First Scotrail and First Trans-Pennine

PRICE	Offers over £45,000 are invited
VALUE ADDED TAX	Prospective purchasers are advised to satisfy themselves independently as to the incidence of VAT in respect of this transaction.
RATING ASSESSMENT	Information available from <a href="http://www.scotland.gov.uk">www.scotland.gov.uk</a> . Currently the owners are in receipt of small business rates relief.
PLANNING	<p>The property is well suited to a variety of commercial uses.</p> <p>Interested parties are advised to make their own planning enquiries direct with Dumfries &amp; Galloway Council Planning Department on 01387 260199.</p>
LEGAL COSTS	Each party will be responsible for their own legal expenses however, in the normal manner, the purchaser will be responsible for LBTT, registration dues and VAT where applicable.
VIEWINGS	Strictly by appointment with Selling agent.

The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify information, fixtures & fittings and, where the property has been extended/converted, planning/ building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Postcode	Water	Electricity	Drainage	Heating
DG10 9DP	Mains	Mains	Mains	Electric