



SW
STANLEY
WRIGHT

Commercial Unit

7 Ladyknowe
Moffat

Dumfries & Galloway
DG10 9DY

Commercial unit close to Moffat town centre.

- Approx. 516 sqft plus toilet and store room
- Fitted kitchen area
- Gas combi boiler for heating and hot water



7 Ladyknowe is a useful commercial unit occupying the ground floor of the building.

Located only a short distance from Moffat High Street the unit is suitable for a variety of uses.

Approximately 516 square feet (48 sq meters) with a separate small store room leading to a toilet with wash basin.

There is a kitchen area with fitted cupboards and drawer storage, worktop and stainless steel sink.

An area approx. 2.3 x 2.5m has been partitioned off at the rear with timber frame and ply panels. This is non structural and could be reconfigured or removed to suit.

Services

Mains electricity, water and drainage.

Gas heating

EPC: 67 E





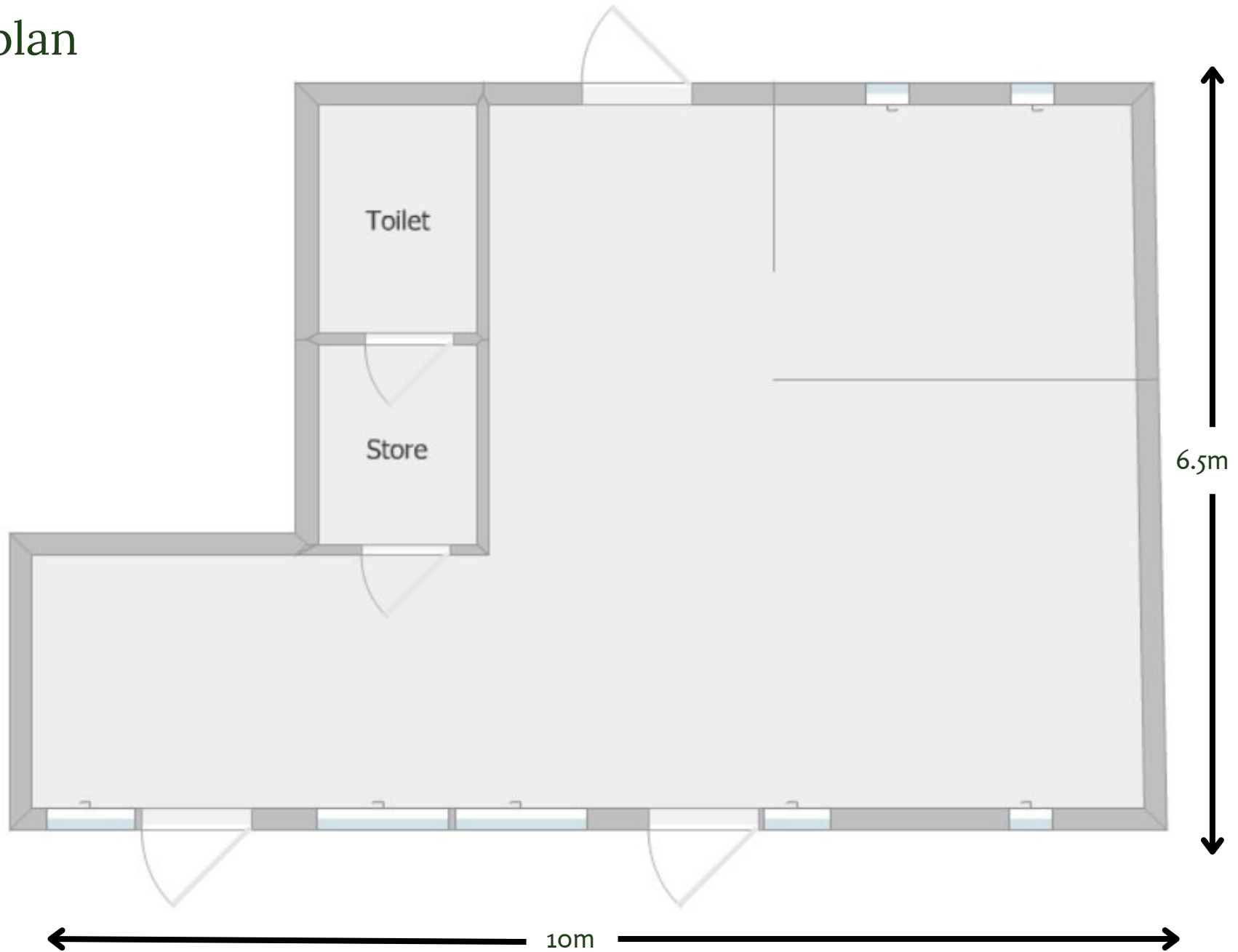
Outside

Front entrance is from Ladyknowe Court with 2 doors into the property. There is a rear door to parking area behind.

There is access around the side of the property and a shared driveway and parking spaces to the rear.

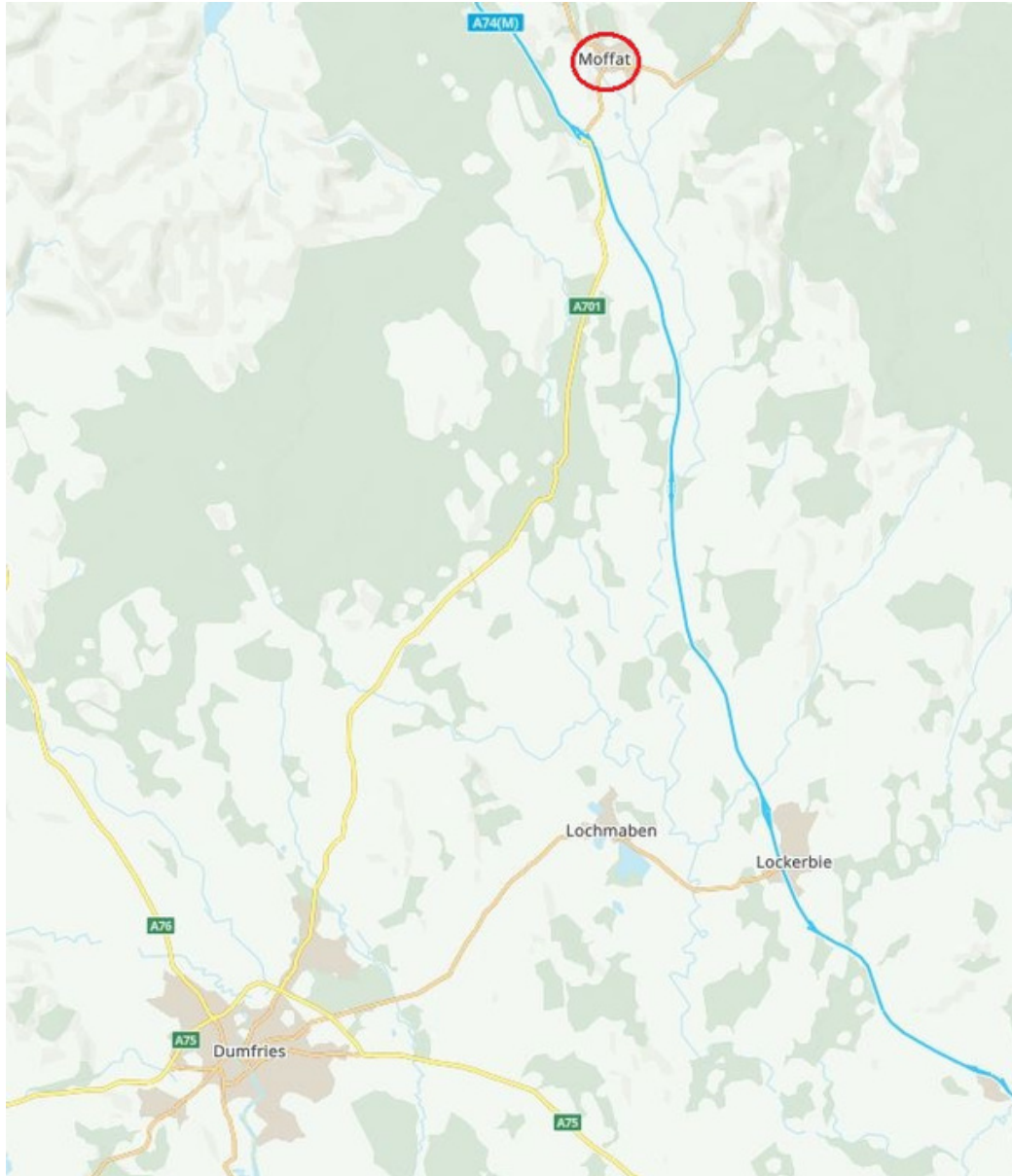
Note: The upstairs property is residential and has a separate garden.

Floor plan

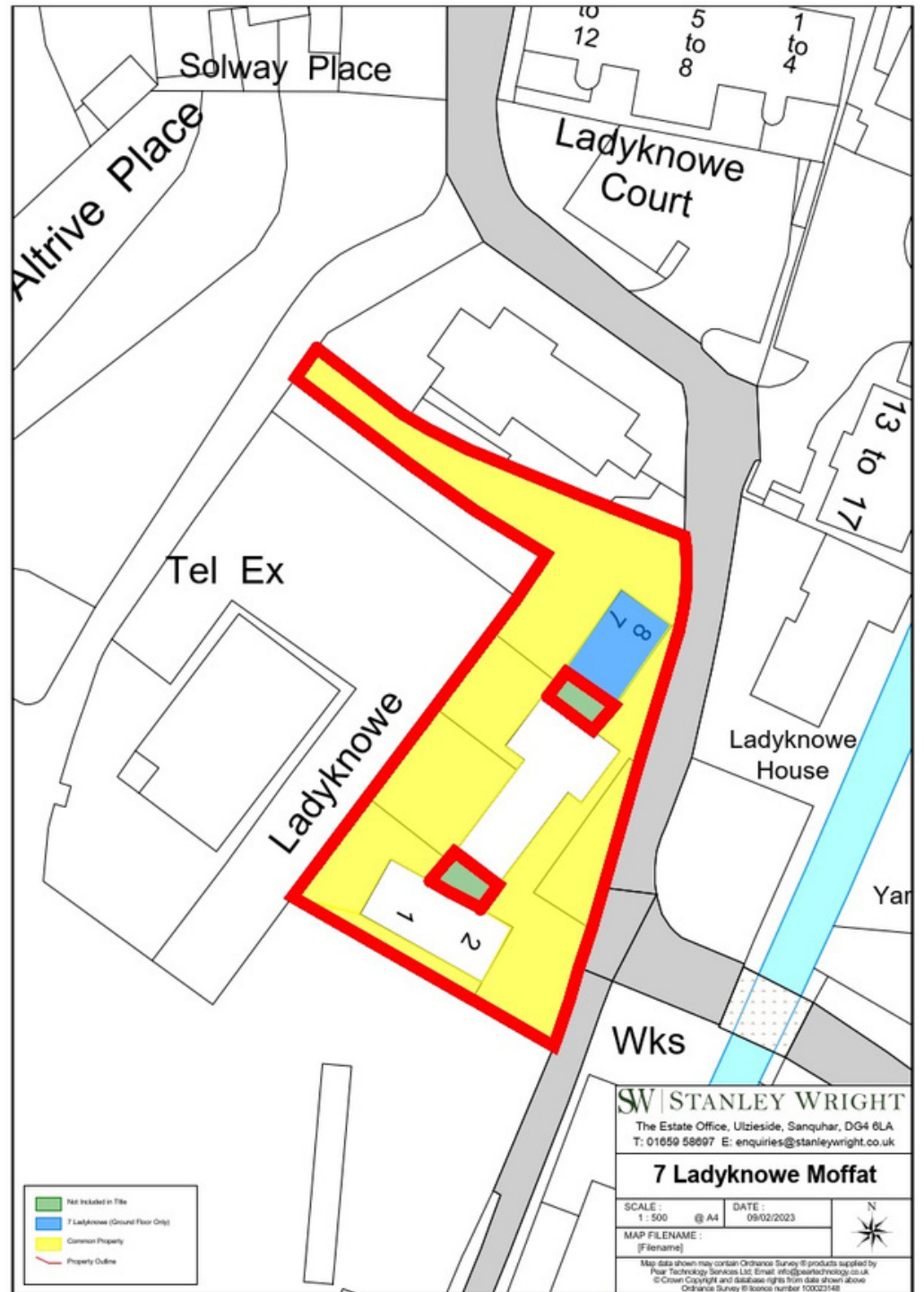


For illustrative purposes only, not to scale.
Note. Rooms are measured at widest point.

Location and Property Plan



Not to scale



Sale information

Viewing

Strictly by appointment with Stanley Wright 01659 58697.

Entry and Possession

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

Offers

Offers in Scottish Legal Form are to be submitted to the selling agents.

A closing date for offers may be fixed and prospective purchasers are advised to register their formal interest with the selling agents. The seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The seller will not be liable for any costs incurred by interest parties.

Third Party Rights & Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise and purchasers will be deemed as satisfied themselves in respect thereof.

The Consumer Protection from Unfair Trading Regulations 2008

These particulars do not form any part of any contract and whilst they have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described. Plans are not to scale.

None of the items included in the sale of a working or mechanical nature or the like (where included) have been tested by us and no warranty is given of such items.

All photographs are for illustrative purposes only and are not to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.



SW
STANLEY
WRIGHT

The Estate Office
Ulzieside,
Sanquhar
DG4 6LA

01659 58697
info@stanleywright.co.uk