



Workshop, Henry Street, Langholm, DG13 0AR
£400 pcm

C&D Rural

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- Workshop with toilet facilities
- The unit extends to an approximate Gross Internal Area of 163 sqm
- Vehicle access
- Available immediately
- Suitable for a variety of uses
- 100% Business Rates Relief attainable

Steel frame workshop to let with vehicle access, ideal for storage or business use.

Council Tax band: N/A

EPC Rating: B



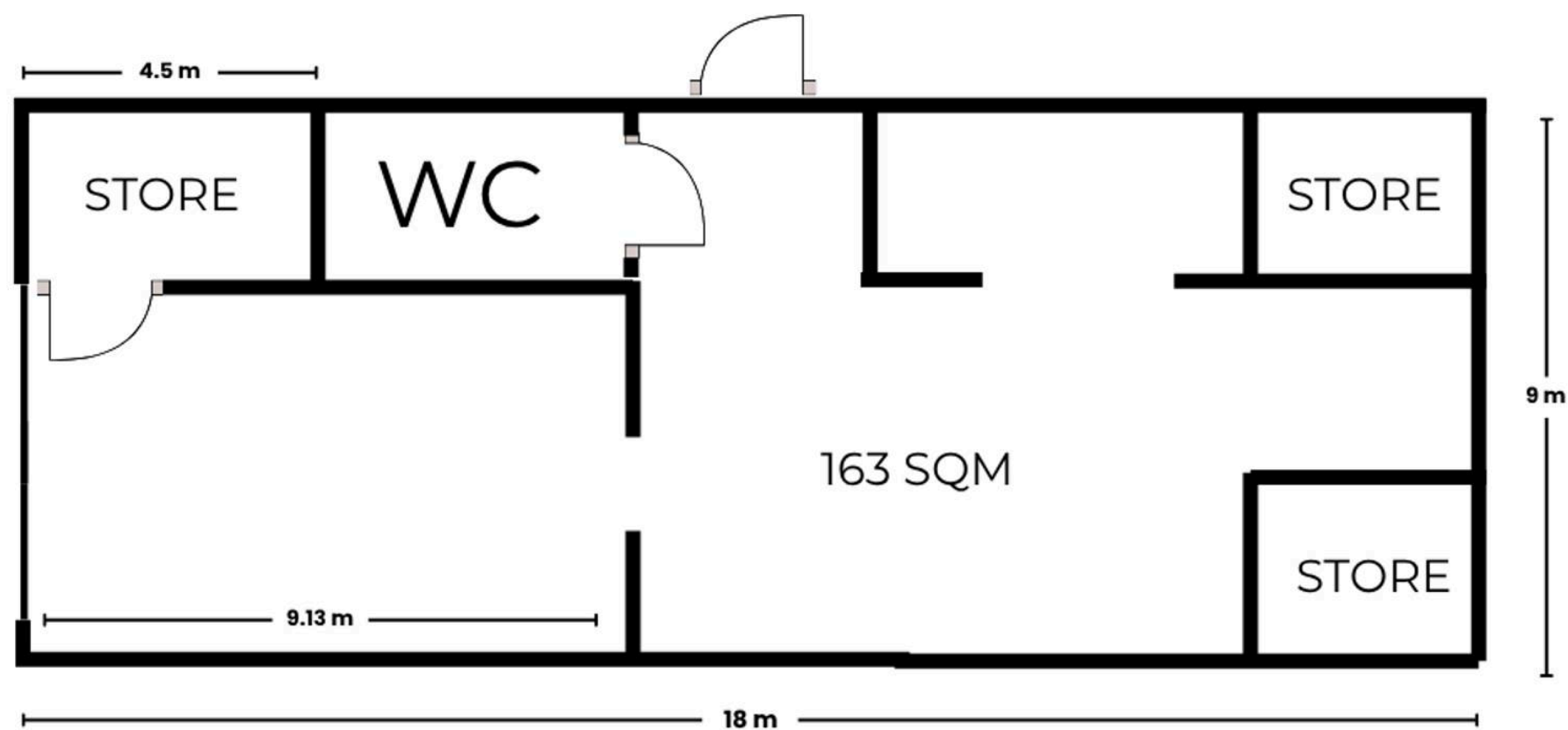
An opportunity to acquire a workshop located in the town of Langholm. The unit is part of a larger industrial building and other areas of the building are also available to let. Please see the agent's website for more details.

The workshop is constructed of steel frame with concrete floors and corrugated steel sheet roof. The ground floor area of the unit is available for let, with an approximate area of 163sqm. The unit would be ideal for anyone who is looking to store large items or run a business from.

Access to the unit is from Henry Street with vehicle access through large sliding doors. The workshop benefits from staff toilets.







General Remarks & Stipulations

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

Lease Terms: The unit is available by way of a new insurance only lease for a term to be agreed at a commencing rental value of £4,800 per annum.

Services: The workshop is serviced by mains electricity and water. A separate meter will be installed upon tenancy commencement.

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

EPC Rating - B

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000.

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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