



**Lowland Brewery,  
8 Well Street, Lockerbie**

**Offers over £100,000  
plus stock**





# Property Description

This is a good opportunity to buy a beautiful, modern and functioning brewery at a great price. Lowland Brewery on Well Street is for sale as a going concern, complete with all equipment and stock. This is a bespoke, custom built brewery over two levels in the centre of Lockerbie.

The current owners have completely refurbished the inside of the premises prior to starting the business. There is a small bathroom downstairs, new staircase, alarm system.

Included is a five barrel brewery: Hot Liquor tank (1000 litres) Mash tun, Kettle (1000 litres) and 2 800 Litre fermenting vessels.

A small bottling plant is also included.

Cleaning in progress unit, cask cleaner, all firkins and pins (60 plus)

Small fork lift. Hopper custom built for our brewery. Office, all grains and hops. Freezer.

Sales are currently in the region of £45,000 per year and break even has been achieved in the last two years with the owner managing the brewery on a part-time basis and doing most of the brewing.

The business currently supplies local pubs and hotels with cask real ale as well as selling bottles of beer to various outlets and directly to the public. All bottling is done in house and can do up to 1200 x 500ml bottles per brew. There are currently up to 6 different beers. A handover on what is involved in running a brewery including brewing, paperwork and cleaning can be given to any interest parties.

The brewery is situated over two levels and has excellent storage space on the first floor. Downstairs area measures approx. 20’7” x 23’3”. Upstairs has an office area and is mainly a store and measures approx. 23’1” x 21’2”.

## Location

Travelling to Lockerbie

By road

- From the north, follow the M74 motorway, exiting at junction 17, Lockerbie.
- From the south, follow the M74 motorway, exiting at junction 18, Lockerbie.
- 12 miles from Dumfries and 70 miles south of Glasgow.

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 £100,000 are invited plus stock of approx. £7,000
VALUE ADDED TAX	Prospective purchasers are advised to satisfy themselves independently as to the incidence of VAT in respect of this transaction.
RATING ASSESSMENT	RV— £2,040. Effective date 01 04 2023. Further 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>In the first instance the owners wish to sell the brewery as a going concern and would object to change of use from a brewery for five years. 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
DG11 2EY	Mains	Mains	Mains	Electric