



2 Church Street, Annan, DG12 6DS



- Ground Floor Retail Unit
- Class 3 Hot Food Consent
- Town Centre Location
- Fronting Main Thoroughfare
- Qualifies for Rates Relief
- Net Internal Area of Shop: 83.30m² (897ft²)
- Asking Price: £70,000

VIEWING & FURTHER INFORMATION:

Fraser Carson
f.carson@shepherd.co.uk

T: 01387 264333
F: 01387 250450

www.shepherd.co.uk

LOCATION

The Royal Burgh of Annan is the principal town of Annandale and Eskdale. It is the third largest settlement in the Dumfries & Galloway council area, south west Scotland, with a resident population of approximately 10,000 people. It is positioned on the north side of the Solway Firth approximately 8 miles west of Gretna, 15 miles from Dumfries and 21 miles north west of Carlisle.

The town is bypassed by the A75 trunk road, with motorway access (A74M) available at Gretna. In addition to good road links, Annan also benefits from a train station and is located on the mainline from Carlisle to Glasgow.

The subjects occupy a prominent town centre location at the eastern end of the main retailing area. The property benefits from a prominent frontage onto Church Street, which forms part of the main thoroughfare, and is situated between its junctions with Murray Street and Charles Street.

Adjoining occupiers include; Aldi, Farmfoods and Subway together with other hot-food takeaways, restaurants and public houses.

DESCRIPTION

The subjects comprise a ground floor retail unit, forming part of a larger two storey linked property.

The main walls are of solid stone construction surmounted by a pitched and slated roof.

The unit has a traditional retail frontage with double-glazed display window and entrance door. There is also a separate delivery door to the rear of the property, accessed via the pend.

The upper floor comprises a self-contained residential flat, which is not included in this sale.

Internally, the property is deceptively large, providing generous storage, preparation, cooking and sales areas. The subjects have the advantage of a hot food takeaway fit-out. Internal finishes include tile/vinyl floor coverings together with lined and painted/tiled walls and painted ceilings.

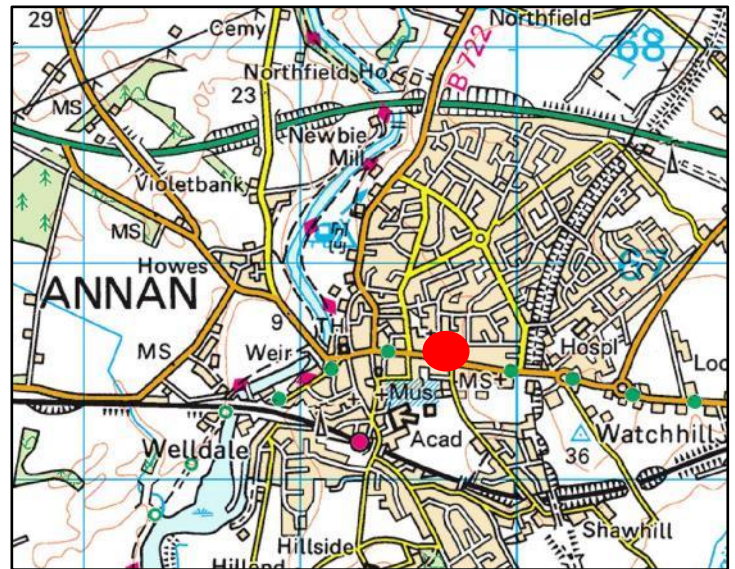
Additional double-glazed windows provide natural daylighting to the rear areas of the property.

ACCOMMODATION

- Retail Area / Food Counter
- Preparation Area
- Kitchen
- Store
- Staff Cloakroom with wc

FLOOR AREA (APPROX. NET INTERNAL AREA)

Retail Area	36.11 m2	389 ft2
Prep Area	7.73 m2	83 ft2
Kitchen	32.23 m2	347 ft2
Store	7.23 m2	78 ft2
Total	83.30 m2	897 ft2



SALE PRICE

Offers around £70,000 are invited for our client's heritable interest in the property.

SERVICES

The property is understood to connect to mains supplies of water, gas, electricity and drainage.

RATING ASSESSMENT

RV - £2,825.

The property therefore qualifies for 100% rates relief under the small business bonus scheme.

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 to any letting.

VALUE ADDED TAX

Prospective purchasers are advised to satisfy themselves independently as to the incidence of VAT in respect of this transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: F
A copy of the EPC is available on request.

VIEWING & FURTHER DETAILS

For further information or viewing arrangements please contact the sole agents:

A 18 Castle Street, Dumfries, DG1 1DR
T 01387 264333
F 01387 250450
E Fraser Carson – f.carson@shepherd.co.uk

Publication date: 15th December 2017

