

# TO LET/MAY SELL

Retail Unit

108 High Street, Annan, DG12 6DW



- Ground Floor Retail Unit
- Open Plan Sales Area
- Rear Store Room
- Prime Trading Pitch
- Suited to a Variety of Uses
- 100% Rates Relief
- Available Immediately
- Flexible Lease Terms

## VIEWING & FURTHER INFORMATION:

Fraser Carson  
f.carson@shepherd.co.uk

Taylor Hall  
taylor.hall@shepherd.co.uk

T: 01387 264333  
F: 01387 250450

[www.shepherd.co.uk](http://www.shepherd.co.uk)

### LOCATION

Annan is the third largest settlement in the Dumfries & Galloway council area, with a resident population of approximately 9,000, and is positioned approximately 8 miles west of Gretna, 15 miles east of Dumfries and 21 miles north west of Carlisle. The town is bypassed by the A75 trunk road, with motorway access (A74M) available at Gretna.

The subjects occupy a prime pitch on the North side of High Street within Annan town centre. Adjoining occupiers include; Savers, M&Co., Greggs, Subway, Cumberland Building Society, Bank of Scotland and Thomas Cook.

### DESCRIPTION

The subjects comprise a ground floor retail unit, forming part of a larger two storey and attic mid-terraced property. The main walls appear to be of solid stone construction under slate and felt roofs.

The unit has a traditional retail frontage with large timber-framed display windows and double entrance doors, positioned centrally.

Internally, the property provides flexible open-plan space with finishes including laminate/vinyl floor coverings together with suspended acoustic tile ceilings, incorporating lighting panels.

### ACCOMMODATION

- Sales Area
- Secure Store
- General Store / Staff Room
- Staff Cloakroom with wc

### FLOOR AREAS / SIZES (APPROX)

Net Internal Area	142.70 m2	1,536 ft2
Frontage	7.35 m	24 ft 1 ins
Width	8.56 m	28 ft 1 ins
Depth	19.24 m	63 ft 1 ins

### PLANNING

The property offers scope for a variety of commercial uses, subject to obtaining the necessary consents. Interested parties are advised to make their own enquiries direct with Dumfries & Galloway Council – 01387 260199.

## SERVICES

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

## RENT & LEASE TERMS

Offers around £12,000 per annum are invited. The property is available by way of a new lease on a Full Repairing and Insuring (FRI) basis, for a flexible term incorporating a regular review pattern.

## PRICE

Purchase offers are invited for our client's heritable interest.

## RATING ASSESSMENT

RV - £14,700. 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 tenant will be responsible for LBTT, registration dues and VAT where applicable to any letting.

## VALUE ADDED TAX

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

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

Publication date: 8<sup>th</sup> August 2018 | 16<sup>th</sup> April 2019

