



# FOR SALE

## RETAIL/OFFICE PREMISES

123 MAIN STREET, ANNAN, DG12 6EB

Located within Annan Town Centre

---

Recently refurbished shop and office property

---

Net floor area of 82.29 sqm (886 sqft)

---

100% Rates relief available

---

Potential for alternative uses

---

Offers over £65,000

---

## LOCATION

High Street is the primary road route running through Annan and an established commercial area within the Town Centre, with a mix of commercial and residential property nearby including Farmfoods, Subway and 'The Commercial Inn' public house. The building lies close to the crossroads junctions with High Street, Church Street and Butts Street.

Annan is a market town with a population of around 9,000 located within the Dumfries and Galloway region, approximately 16 miles east of Dumfries and 8 miles west of Gretna.

## DESCRIPTION

123 High Street is a mixed retail and office building of traditional construction and contained over ground, mid and first floor levels.

The property has main door access with a hallway and a shop (former barbers) at ground floor level with a staircase leading to a private office, kitchen, toilet and break out area at mid floor level and four private offices on the first floor.

The accommodation has recently been refurbished. Indicative floor plans are provided

## AREAS

The property extends to the following net internal floor areas:

Ground Floor (Shop):	19.86 sqm	(214 sqft)
Mid Floors (Offices):	20.25 sqm	(218 sqft)
First Floor (Offices):	42.18 sqm	(454 sqft)
<b>Total:</b>	<b>82.29 sqm</b>	<b>(886 sqft)</b>

## RATING

The rateable values total £3,550 and the building offers 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

## PRICE

Offers over £65,000 are invited for our clients heritable interest with vacant possession.

## LEGAL COSTS

Each party to be responsible for their own legal incurred.

## EPC

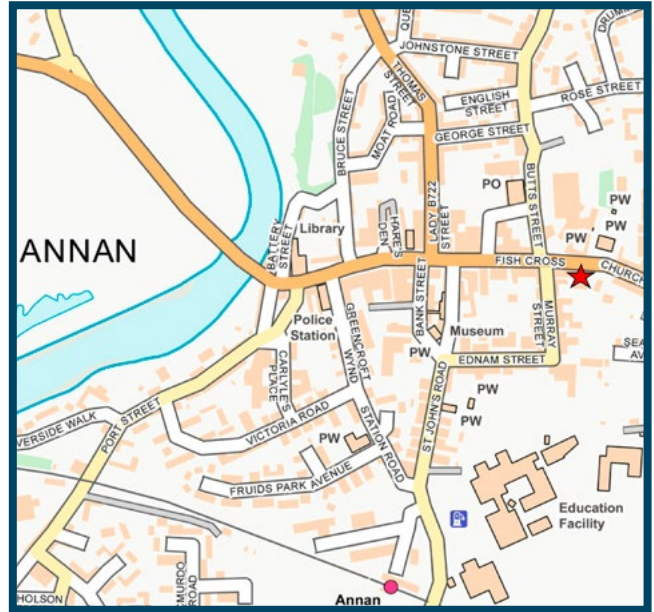
EPC upon request.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents:-

Anthony Zdanowicz  
Tel: 07768 031297  
e-mail: [anthony.zdanowicz@dmhall.co.uk](mailto:anthony.zdanowicz@dmhall.co.uk)

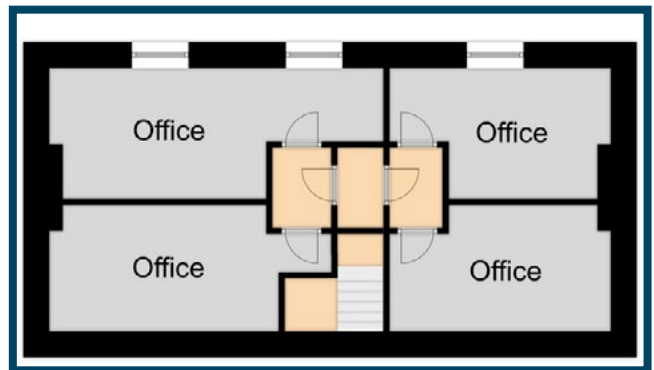
**DATE OF PUBLICATION**      **REFERENCE**  
JULY 2022                      WSA2209



## GROUND AND MID FLOORS



## FIRST FLOOR



### IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.