





FOR SALE

TOWN CENTRE SHOP UNIT

38 HIGH STREET, ANNAN, DG12 6AJ

Prominent position within Annan Town Centre

Shop with first floor offices and basement/attic storage

Net floor area of 52.67 sqm (567 sqft) over two floors

100% Rates relief available

Potential for alternative uses

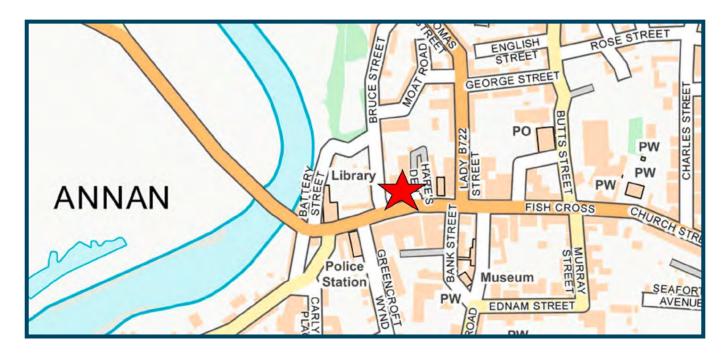
Offers over £38,000 are invited











LOCATION

High Street is the principle commercial trading street within Annan Town Centre, with the property occupying a prominent position on the north side of the street close to the junctions with Lady Street and Bank Street. Nearby occupiers include The Original Factory Shop, Lloyds Pharmacy and the Police Station.

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

38 High Street is a mid-terraced retail building of traditional construction, contained over ground and first floors with additional storage at basement and attic floor levels.

Internally, the building is broadly rectangular in shape and has a main sales area with toilet at ground floor level and an office with toilet and store at first floor level.

AREAS

The property extends to a net internal floor area of 56.53 sgm (609 sqft).

The rateable values total £4,150 and the building offers 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

PRICE

Offers over £38,000 are invited for our client's heritable interest.

LEGAL COSTS

Each party to be responsible for their own legal costs 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

DATE OF PUBLICATION

May 2023

REFERENCE WSA2402

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

- 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.

 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

- 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.

 All prices, premiums and rents quoted are exclusive of VAT.

 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
 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 client's solicitors.