



9 and 9a Church Street, Annan, DG12 6EA

Offers Over £180,000

C&D Rural

9 and 9a Church Street, Annan, DG12 6EA

- Three bedroom maisonette with garden
- Spacious living room with multi-fuel stove and double french doors
- Open plan kitchen/dining room
- Private access to residential dwelling
- Former salon with scope for alternative business use
- Prominent location on main road
- Gas central heating
- Excellent investment opportunity
- Parking available

An excellent opportunity to acquire a building comprising of a commercial premises on the ground floor and a three bedroom maisonette above with private access, spacious accommodation and gardens.

Council Tax band: D

Tenure: Heritable

CD Rural

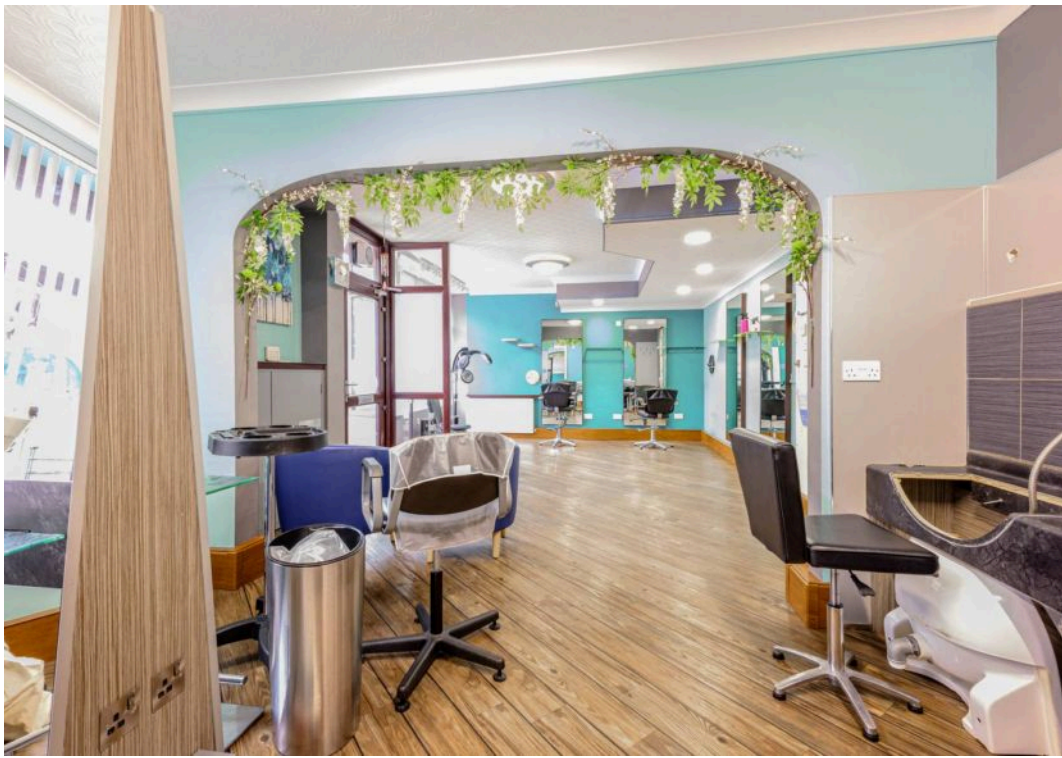


An excellent opportunity to acquire a spacious ground floor commercial premises previously run as a successful hair salon and a residential, three bedroom maisonette with private access and gardens. The property was formally a single dwelling and given the layout there is scope to convert back to one property if desired (subject to necessary planning consents). Our client wishes to sell the property as a whole but may consider separate offers.

The Salon (9a Church Street)

Until recently, the commercial premises has been run as a successful hair salon for many years and now is offered with vacant possession. This versatile business premises offers masses of potential for anyone with a discerning eye looking to capitalise on a bustling shop front with a constant flow of traffic. Whether you envision a quirky coffee shop, a professional office space, or another type of enterprise, the location's high visibility and dynamic setting provide endless opportunities for success. The front door welcomes the main frontage of the property which is nicely decorated and features wooden flooring throughout. There are two large windows to the front which brighten up the space. There are plenty of sockets available and plumbing for water supply. Walls are partially tiled. There is a private lavatory at the rear of the building with tiled flooring and walls fitted with waterproof boarding.





A useful storage/utility room located at the rear is fitted with worktop units, an integrated 1.5 bowl stainless steel sink, wall mounted instant water heater, gas boiler and shelving. A back door provides access to the rear yard which is laid with sandstone paving.

9 Church Street

9 Church Street is a wonderful opportunity to acquire a three bedroom maisonette with private rear garden. The maisonette, spread over four storeys is larger than most, with beautiful high ceilings, spacious accommodation, open plan kitchen/dining, three double bedrooms, and a large family bathroom. The fully glazed front door welcomes a bright and spacious entrance hall with original timber flooring, access to the living room and stairs to the second floor. The living room features a petite multi-fuel stove fitted to a traditional fireplace, wall cove with built in shelving and double French doors which step out onto the outdoor decking which overlooks the beautiful gardens.

A carpeted staircase with Georgian wooden handrail leads to the second floor where you'll find the first of the double bedrooms situated at the front of the building. The bedroom is a generous size and there is plenty of scope for standalone wardrobes or fitted wardrobes. The kitchen/dining room has been upgraded not too long ago and features an array of lovely, cream wall and floor cabinets with tiled splashbacks, an integrated 1.5 bowl stainless steel drainer sink with mixer tap, under cabinet space for portable appliances and an over-hanging breakfast bar.

For evening meals there is space for a large family dining table. Between the kitchen and family bathroom there is an excellent walk-in storage cupboard with plumbing for a washing machine and sockets for tumble dryer. The family bathroom is absolutely huge and comprises of a bath with wall tiling, separate shower cubicle with shower from mains supply, wash hand basin, WC and airing cupboard.



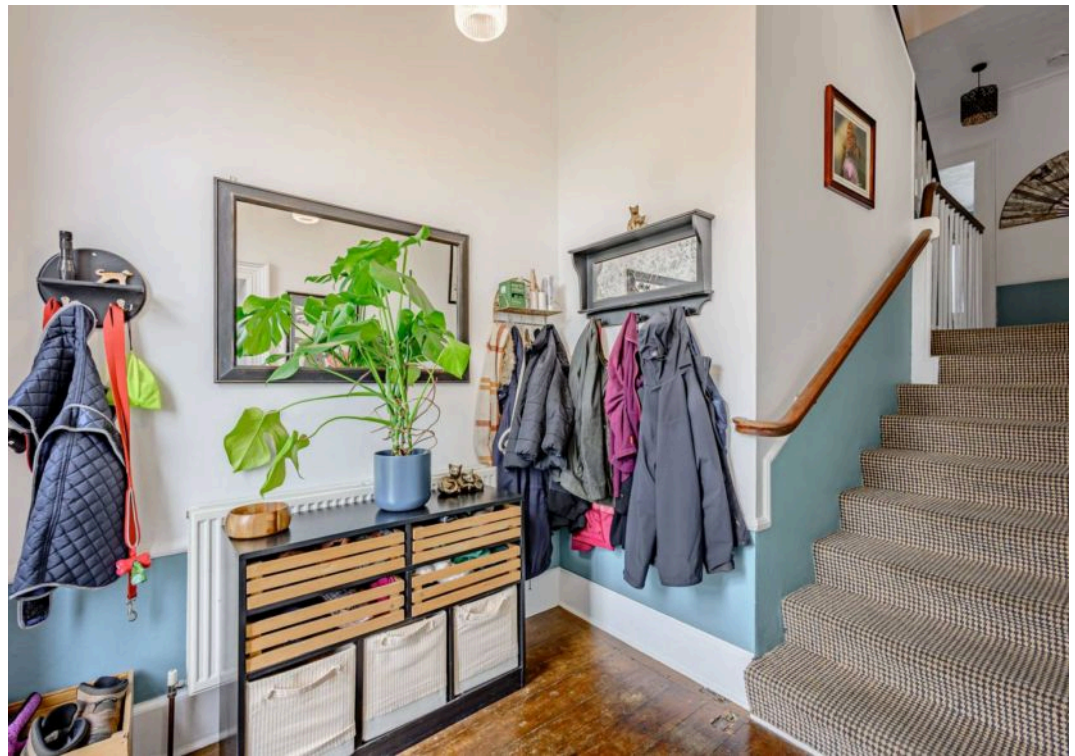
The third floor features two additional double bedrooms which are both generous in size. There are further stairs which lead to a converted loft which would make for an excellent office/games room or bedroom for children. Externally the property boasts a well-maintained garden with corner flower plot and greenhouse, stone patio, raised decking and lawn. There are shared steps with the premises to the main entrance of the house. The garden is a real sun trap and offers a huge amount of privacy. The residential property is currently occupied with long-term tenants who have been in the property for nearly 20 years. 9 Church Street offers an excellent opportunity for buyers looking to add to their investment opportunity or business owners who would like to open a new premises with live-in accommodation behind.

Location Summary

The property is located in a popular area of the charming town of Annan in Dumfries and Galloway. Annan is known for its welcoming community, rich history, and scenic surroundings, offering a blend of rural beauty and convenient town living. For commuters, Annan railway station is only half a mile away, providing regular services to both Carlisle and Glasgow, making it ideal for those who travel for work or leisure. The nearby A75 provides easy road access to the M74, connecting to major cities across Scotland and Northern England.

The town itself boasts a variety of amenities, including supermarkets, independent shops, cafes, restaurants, doctors and dentists. For families, the property is well-served by excellent local schools, such as Newington Primary School and Annan Academy, both offering high-quality education. Residents can also enjoy a range of outdoor activities, with the beautiful Solway Coast just a short drive away, offering opportunities for scenic walks, cycling, and wildlife watching. Additionally, nearby towns such as Gretna and Dumfries provide further amenities, including shopping centres, leisure facilities, and hospital.



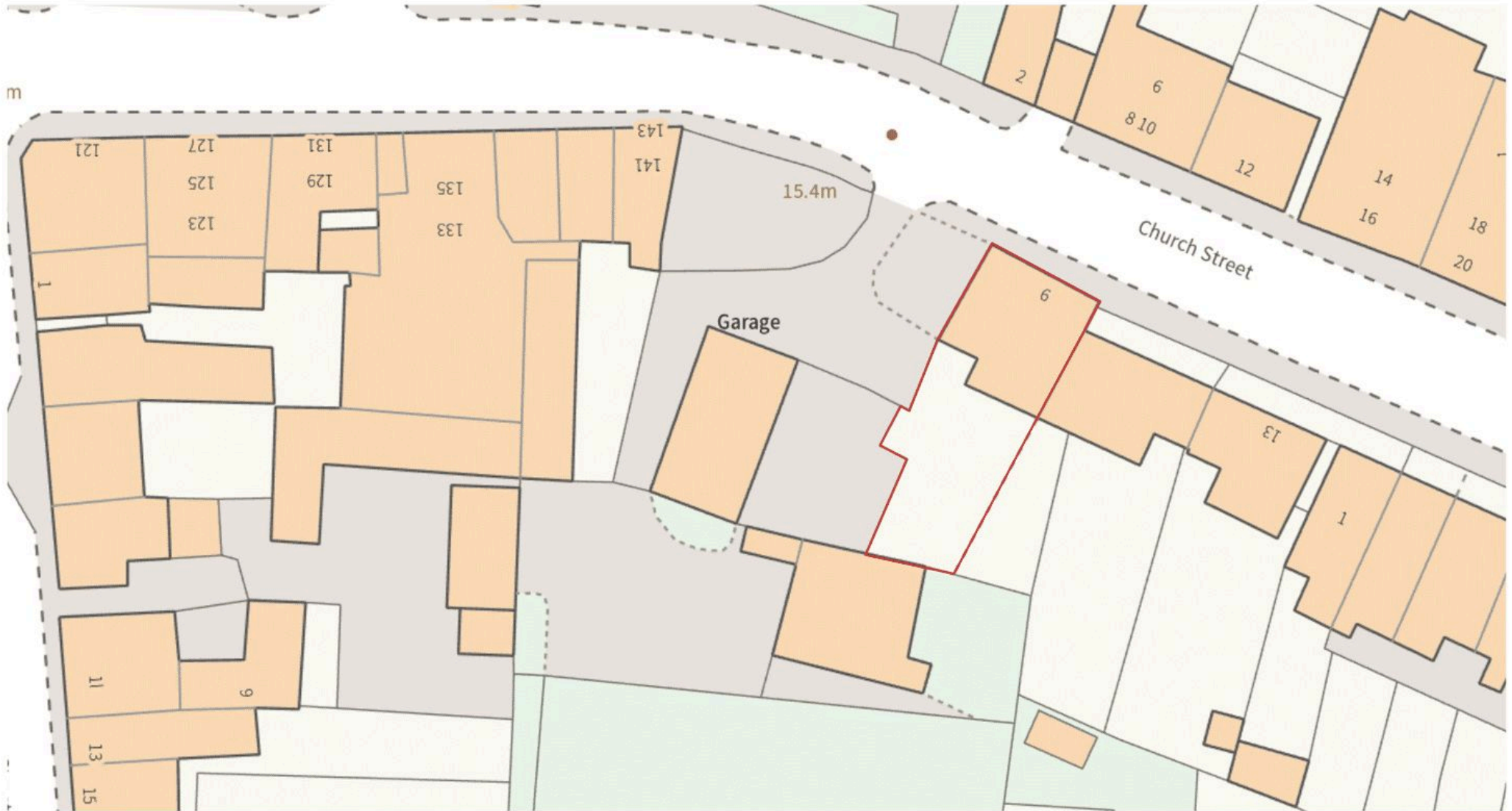


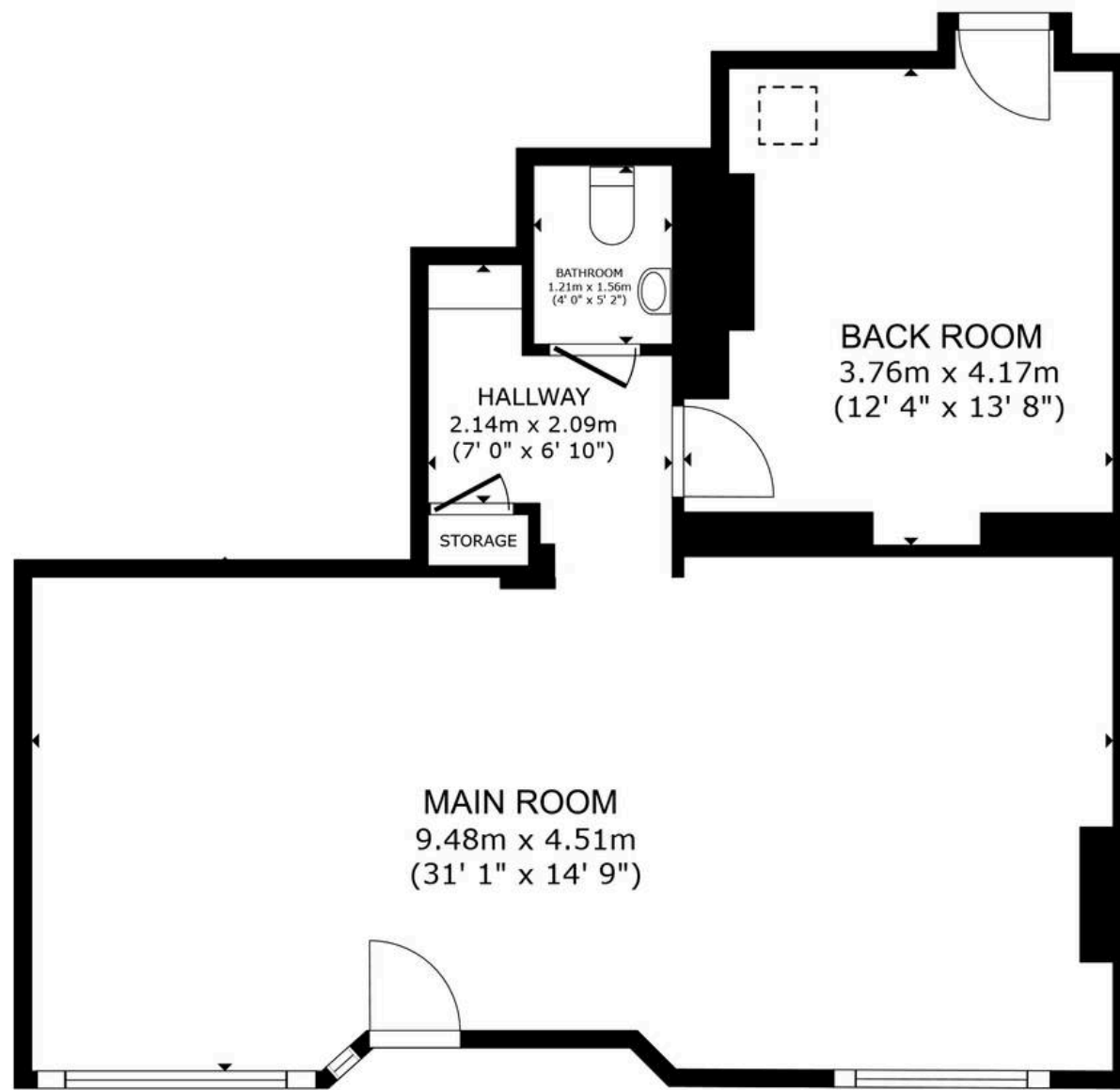






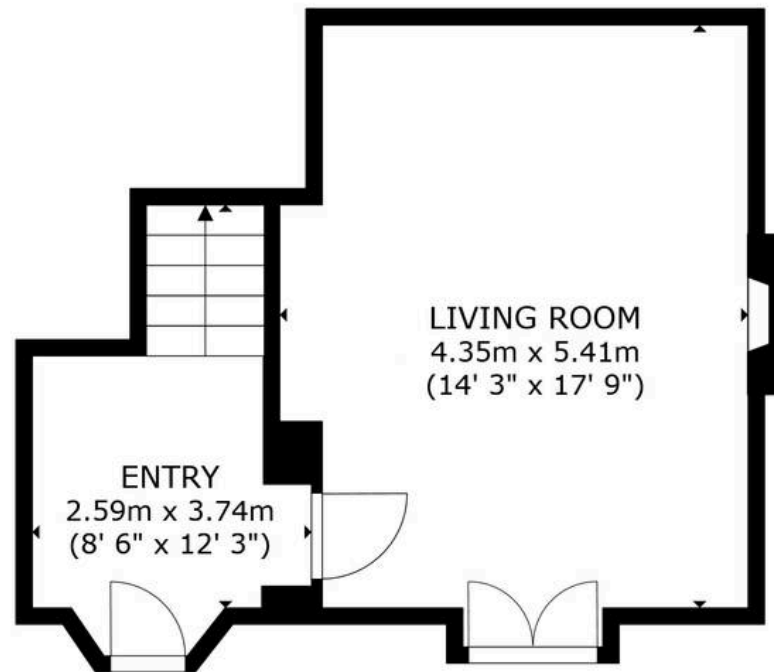






FLOOR PLAN

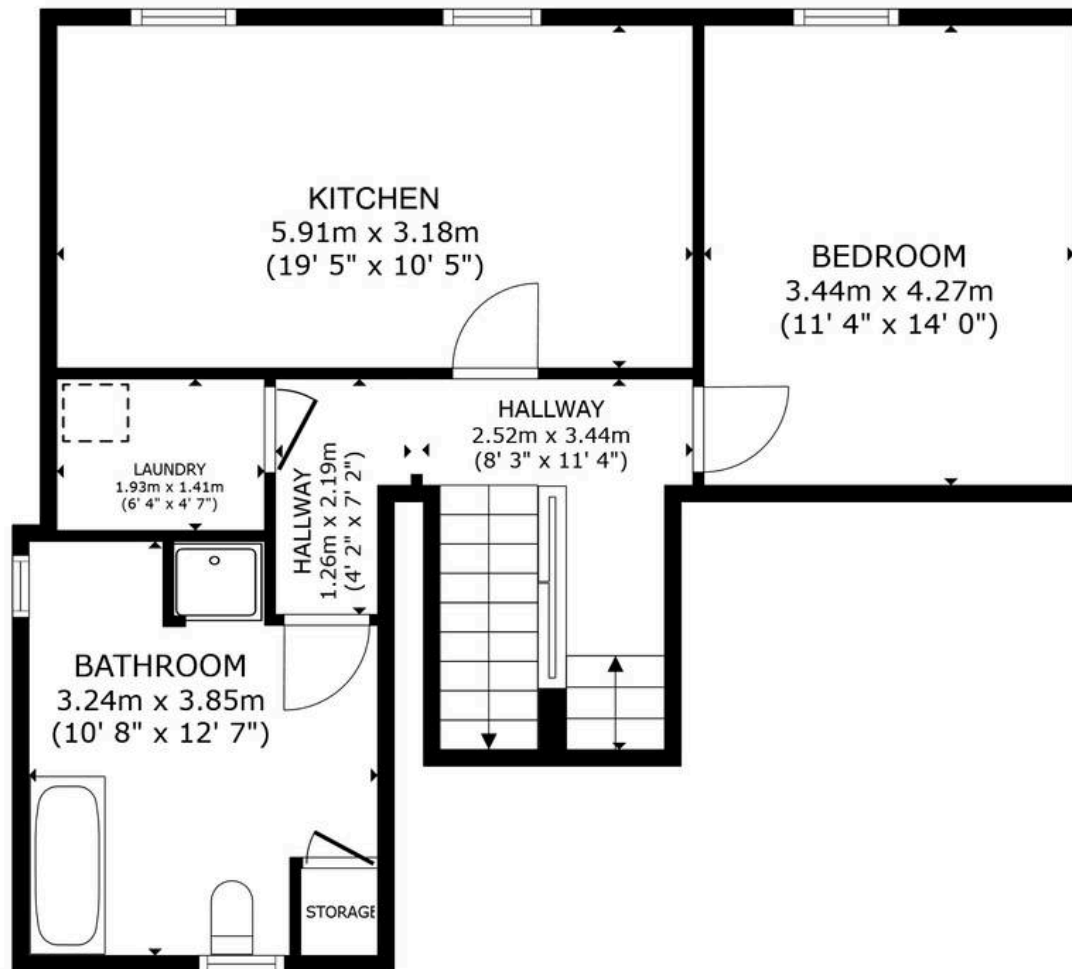
GROSS INTERNAL AREA
FLOOR PLAN 64.0 m² (688 sq.ft.)
TOTAL : 64.0 m² (688 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 31.0 m² (333 sq.ft.) FLOOR 2 59.5 m² (641 sq.ft.) FLOOR 3 36.8 m² (396 sq.ft.)
 FLOOR 4 21.8 m² (235 sq.ft.)
 TOTAL : 149.1 m² (1,605 sq.ft.)

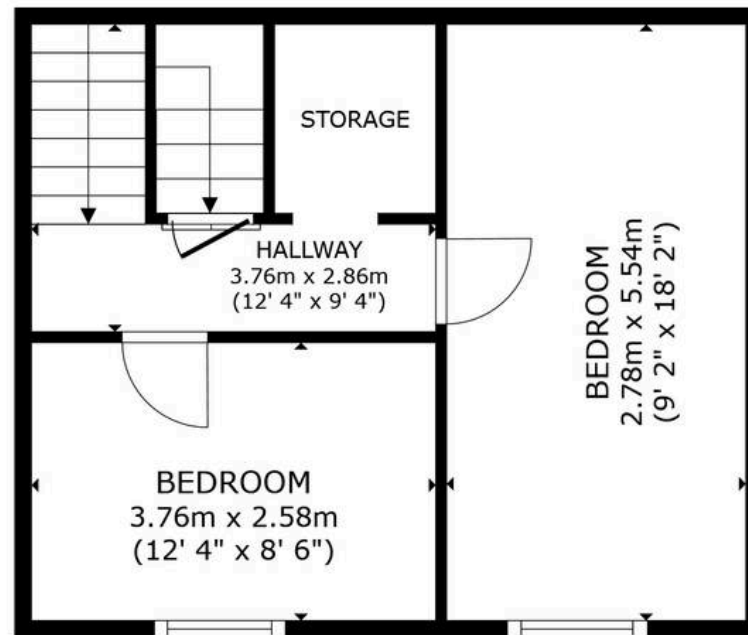
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FLOOR 2

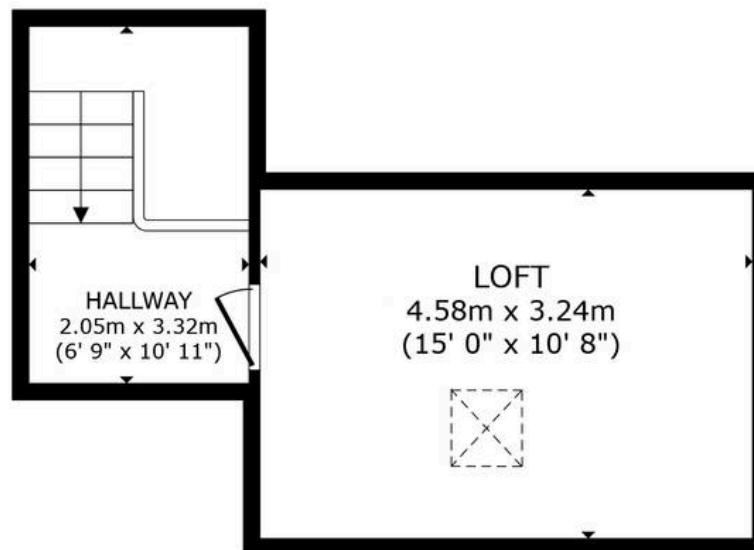
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FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 31.0 m² (333 sq.ft.) FLOOR 2 59.5 m² (641 sq.ft.) FLOOR 3 36.8 m² (396 sq.ft.)
 FLOOR 4 21.8 m² (235 sq.ft.)
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 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 4

GROSS INTERNAL AREA
 FLOOR 1 31.0 m² (333 sq.ft.) FLOOR 2 59.5 m² (641 sq.ft.) FLOOR 3 36.8 m² (396 sq.ft.)
 FLOOR 4 21.8 m² (235 sq.ft.)
 TOTAL : 149.1 m² (1,605 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating:

9 Church Street - A

9a Church Street - D

Broadband: Fibre broadband is assumed to be available and there is good mobile coverage.

Home Report: The owner is seeking offers for the whole property so a home report is not required. If an interested party would like purchase only the residential dwelling then the owner will instruct a home report survey but only in the event that the commercial premises has been sold.

Services: 9 and 9a Church Street are serviced by mains water supply, mains electricity, mains drainage and gas central heating.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band E .

Ratable Value: The rateable value of the shop premises is £4,700 per annum effective from 1st April 2023.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on @cdrural.

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

T: 01228 792 299 | E: office@cdrural.co.uk

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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.