



9 Church Street, Annan, DG12 6EA

Offers Over £70,000

C&D Rural

9 Church Street, Annan, DG12 6EA

- Commercial premises
- Excellent investment opportunity
- Prominent location on Annan High Street
- Gas central heating
- Vacant possession
- Excellent scope for a variety of business uses

An excellent opportunity to acquire a commercial premises formerly used as a salon/hairdressers located on a busy high street in Annan.

Council Tax band: TBD

Tenure: Heritable Title

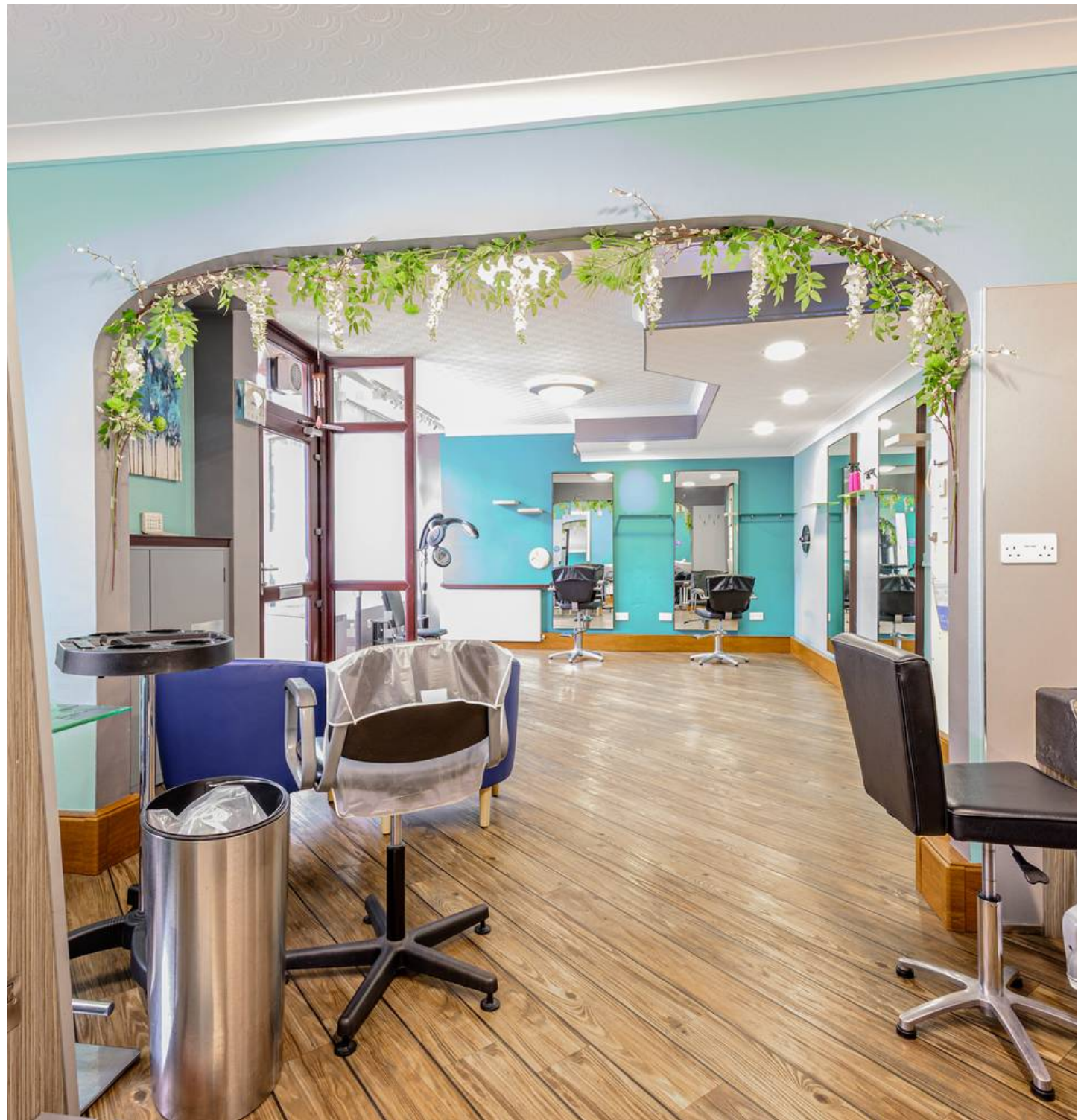
EPC Rating: A



The Salon

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.



Location Summary

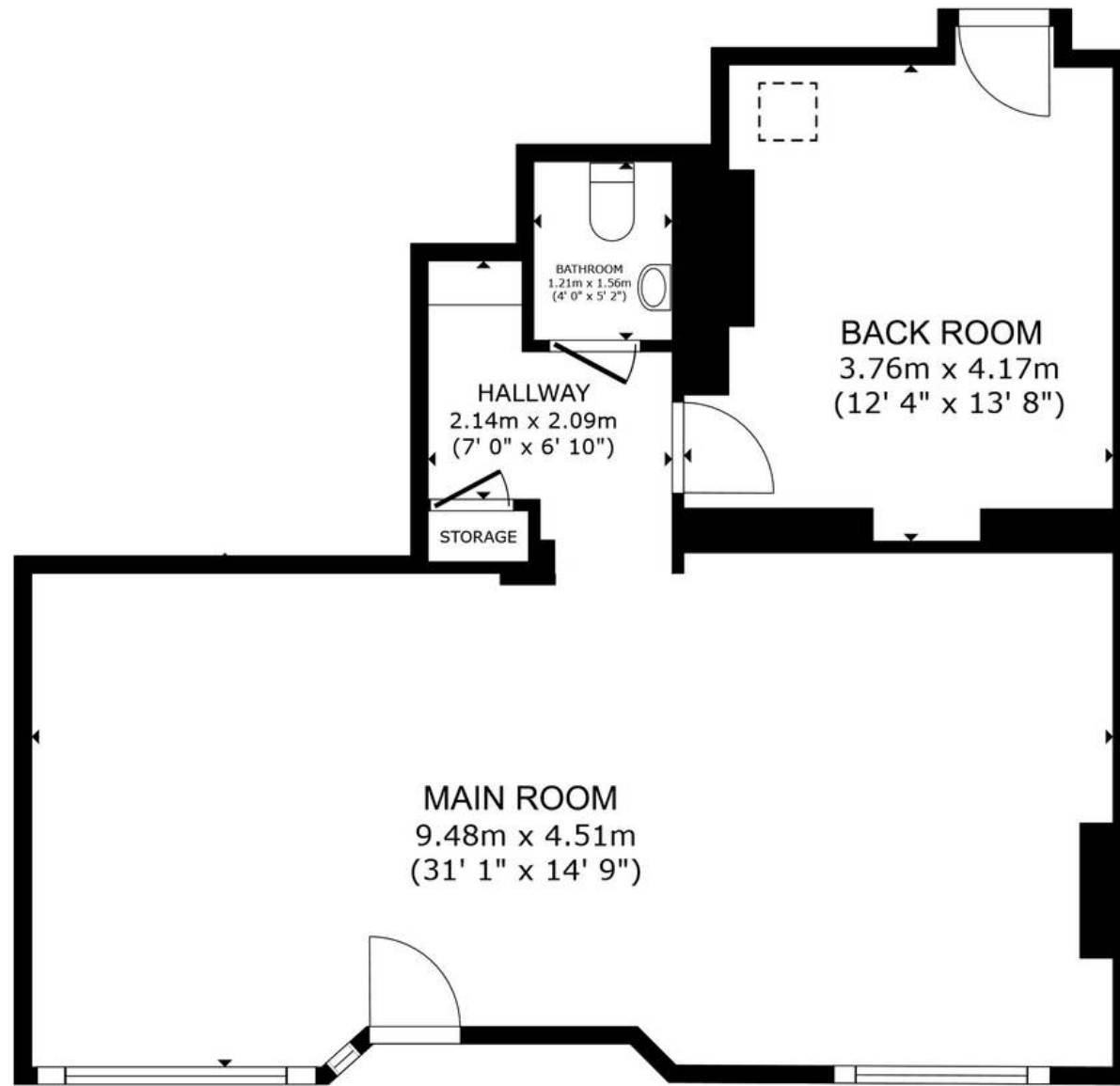
The property is located in a popular area of the charming town of Annan in Dumfries and Galloway. Annan is known for its welcoming community, rich history, and scenic surroundings, offering a blend of rural beauty and convenient town living. For commuters, Annan railway station is only half a mile away, 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.

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: A

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

Services: 9 Church Street is 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.

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](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/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

Important Notice C & D Rural and its clients give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
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.