



Production Facility, High Street, Annan, DG12 6EJ

Offers Over £175,000

C&D Rural

Production Facility, High Street, Annan, DG12 6EJ

- Partially let, income producing commercial property
- Excellent business opportunity
- First floor office with kitchen, printer rooms and toilets
- Potential to let other areas of the buildings
- Electric heating and 3 phase electricity supply
- Central location with excellent visibility
- Suitable for a variety of uses

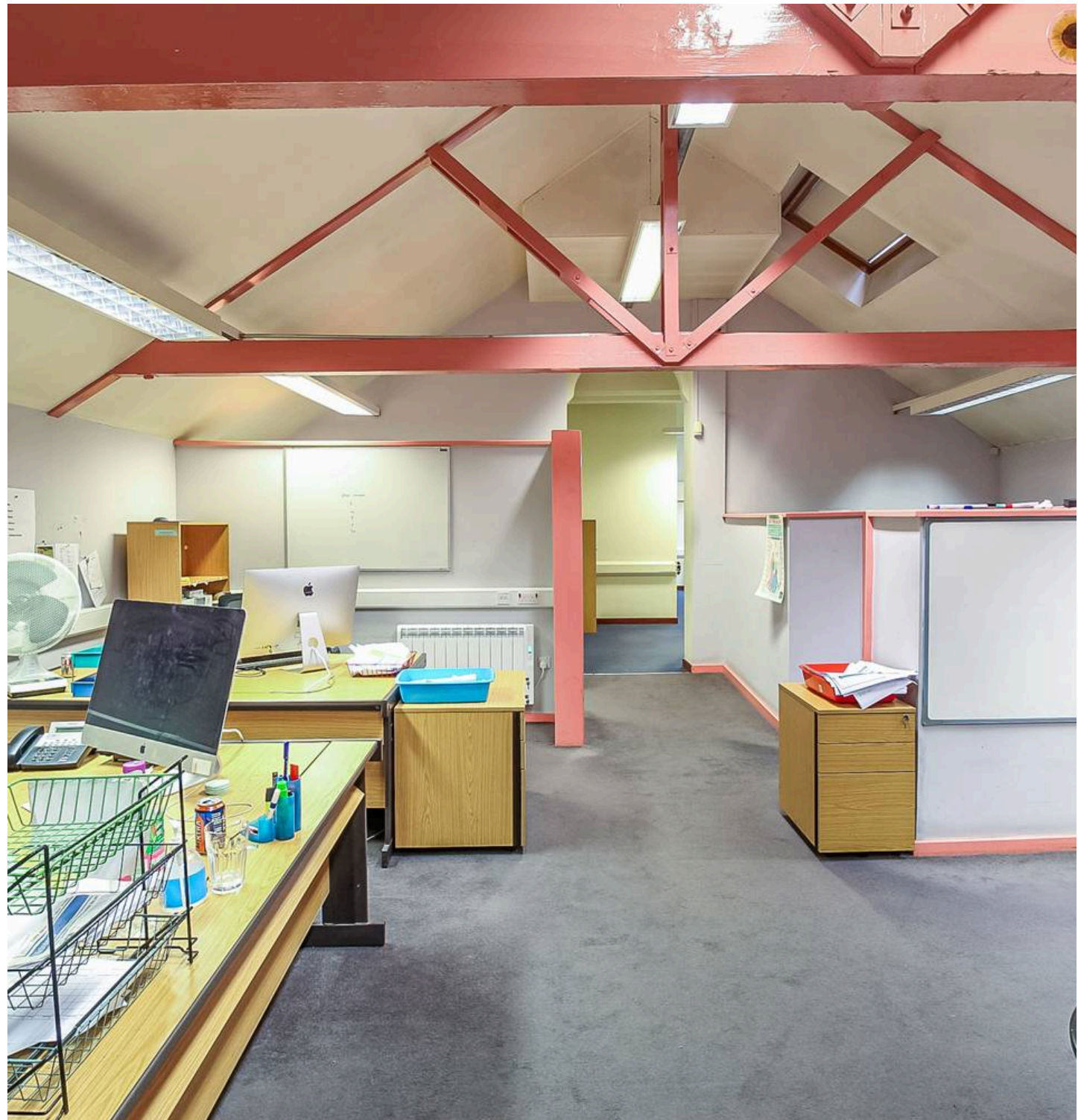
An excellent opportunity to acquire a partially let commercial building with immediate income in the centre of the historic town of Annan, and offers fantastic potential for business or personal use.

Tenure: Heritable



An excellent opportunity for investors or developers seeking a versatile property with immediate income and substantial long-term potential. C&D Rural are proud to market this excellent opportunity to acquire a large commercial building in the centre of the historic town of Annan, partially let on a 5 year lease effective from March 2025 and the building includes two areas which are still currently vacant with potential for further income.

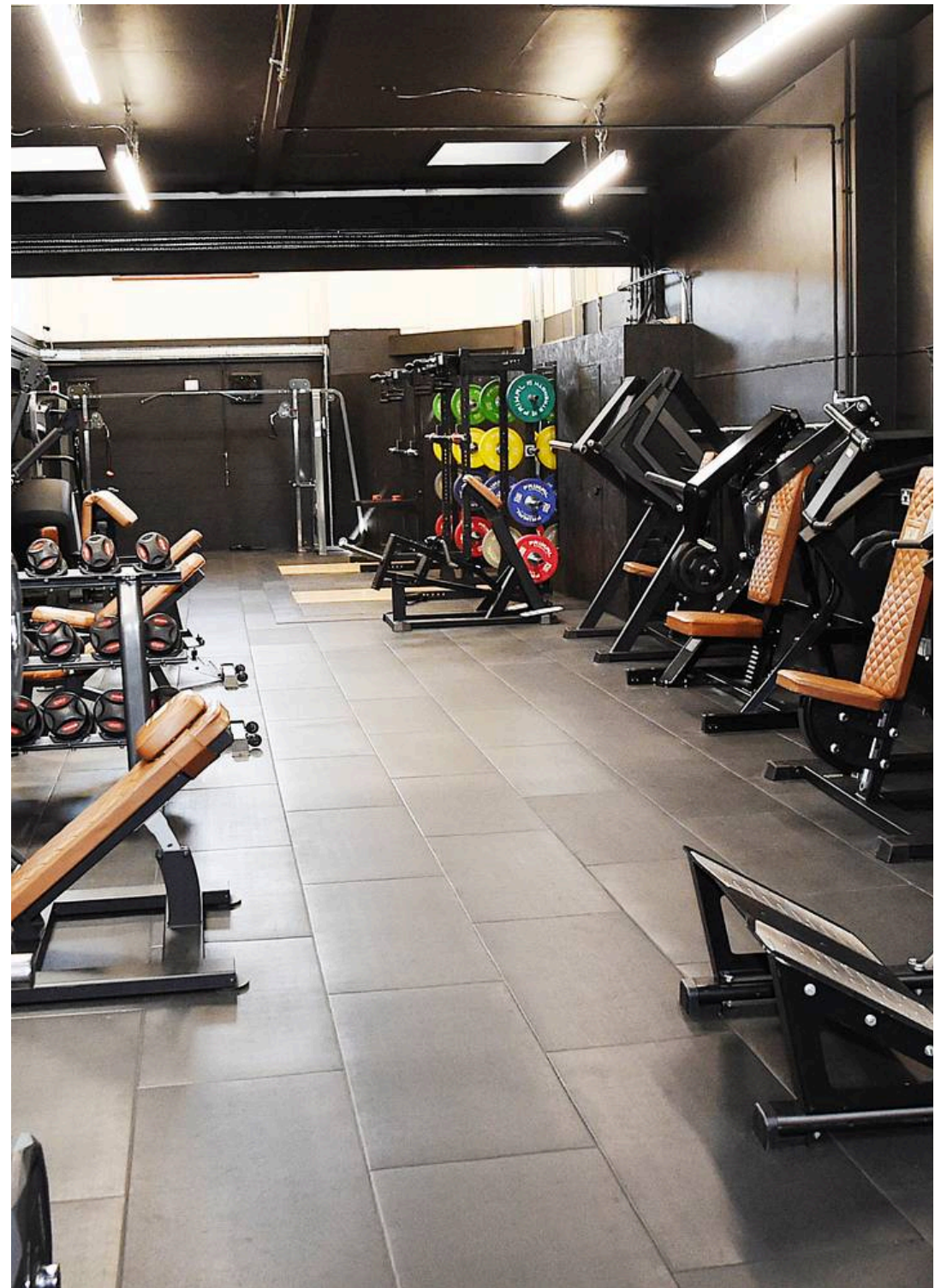
Boasting a prime location in the centre of town, with two vacant access points from the road, your business will thrive with increased visibility and easy accessibility for customers and clients alike. Upstairs there are two excellent office spaces which can be accessed from stairs leading from the ground floor. There is a generous sized staff kitchen with kitchen facilities, storage cupboard, printer room and server room. Additionally there is a large storage room on the ground floor with double door access from the rear lane and again from the loading bay. The room could be let on a storage basis or developed further for hospitality or business use (subject to necessary consents).

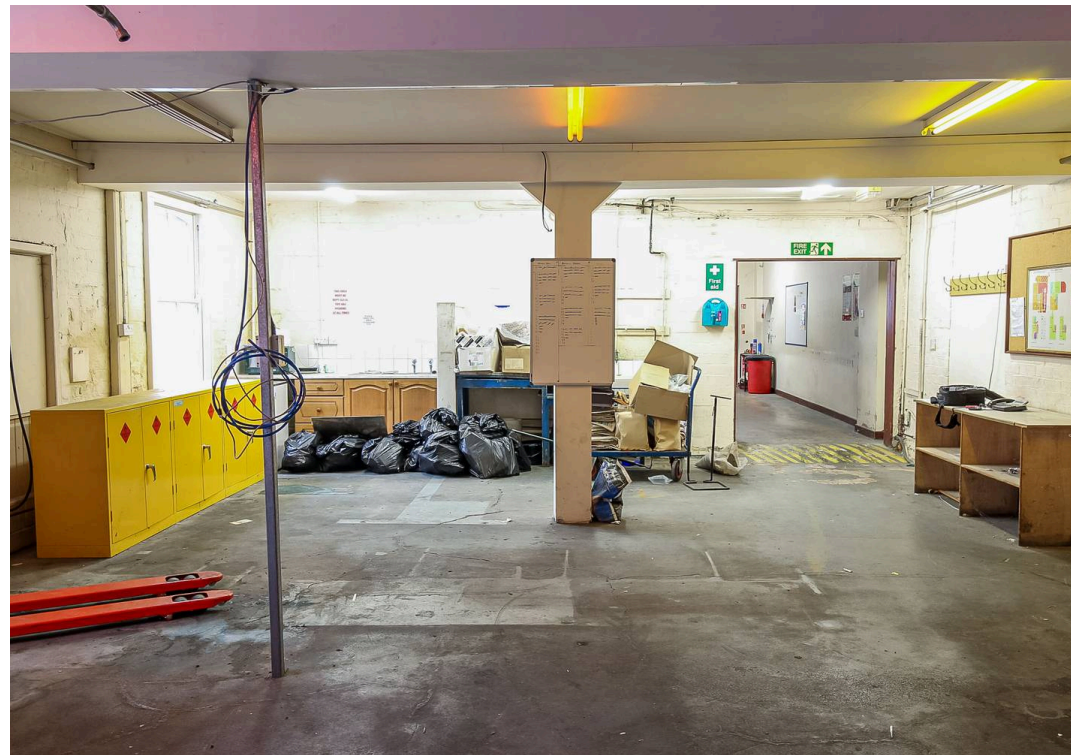
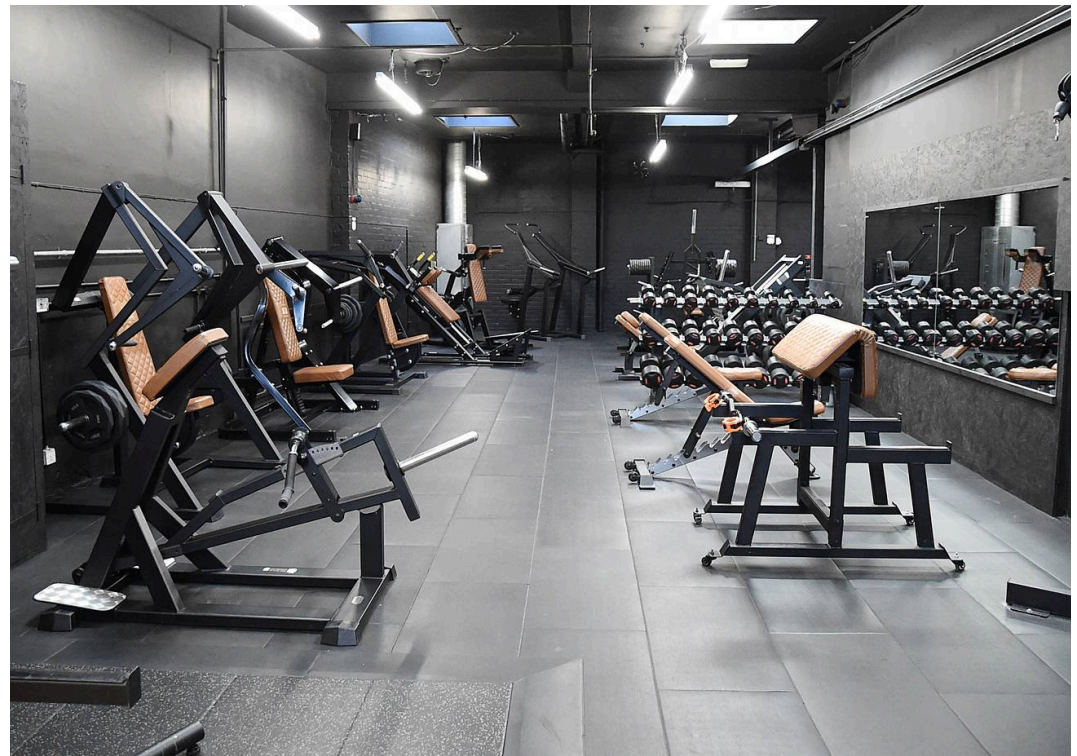


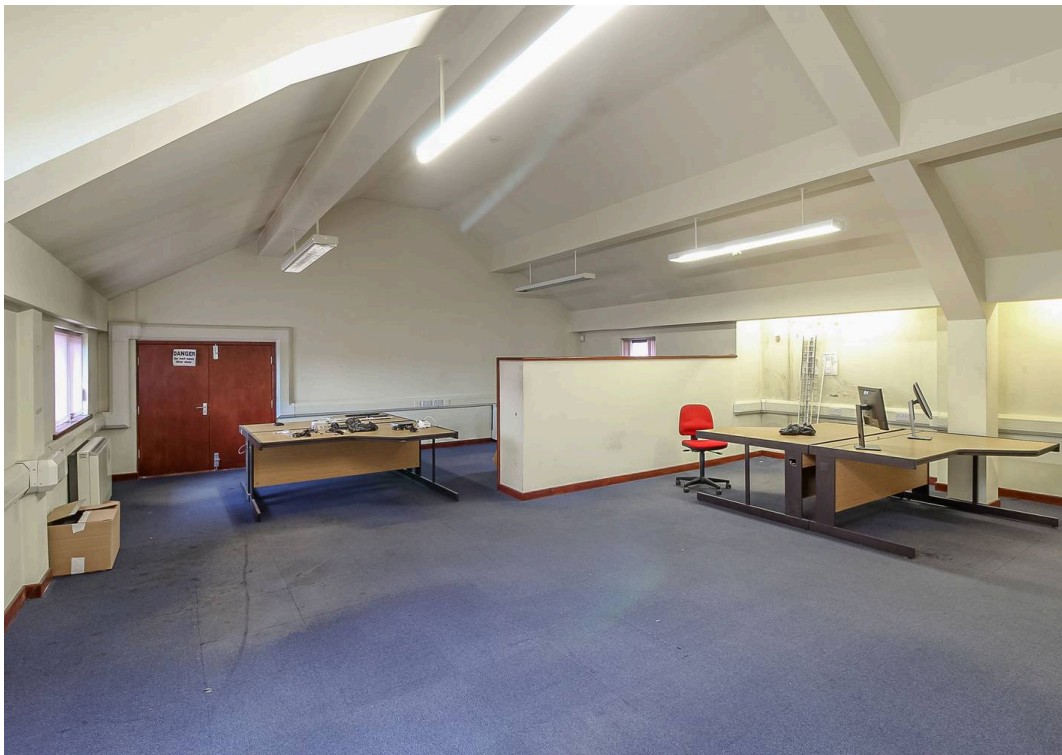
Location Summary

The building is located in a centre 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 Elmvale and Newington Primary School as well as 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.



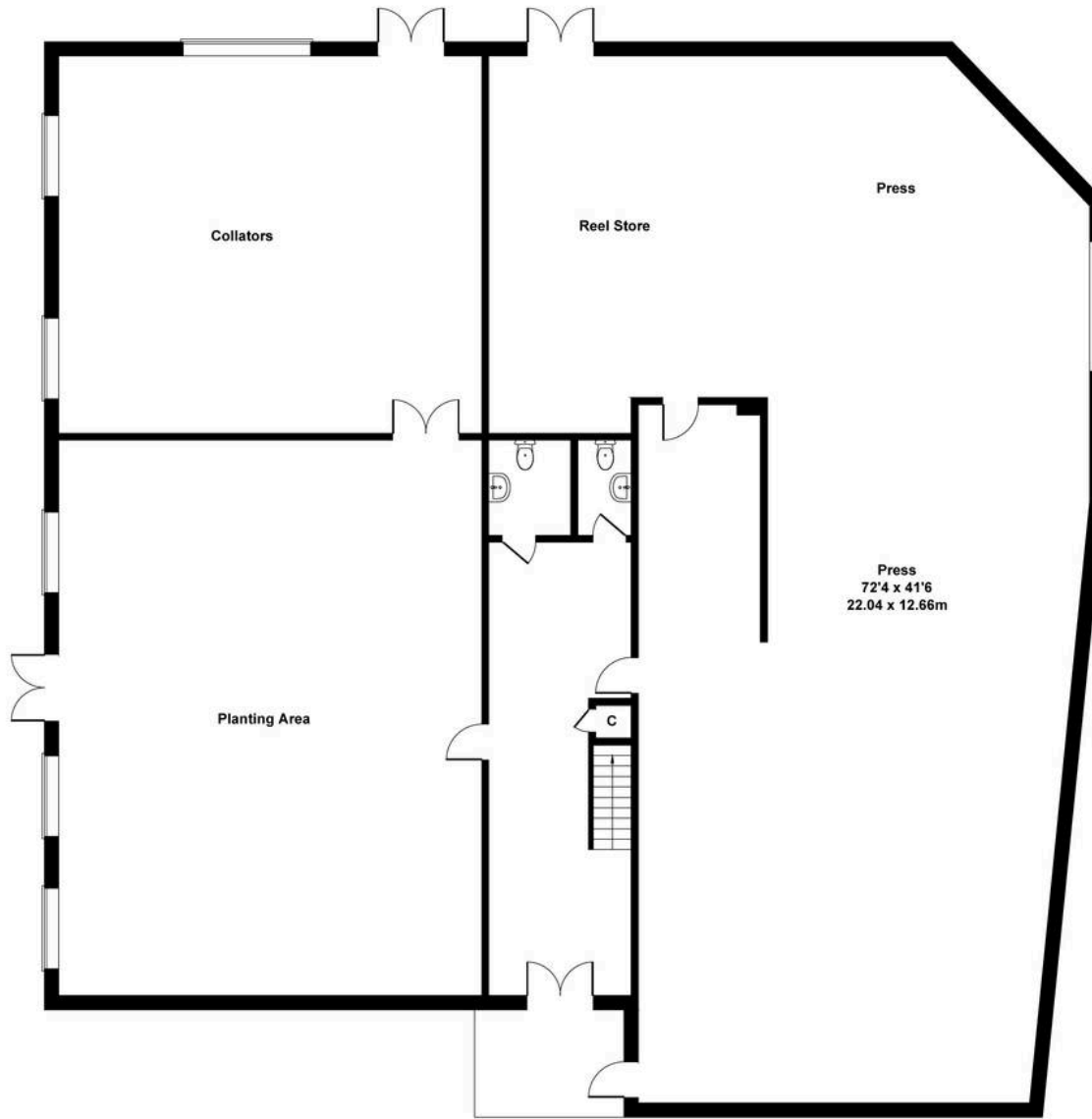




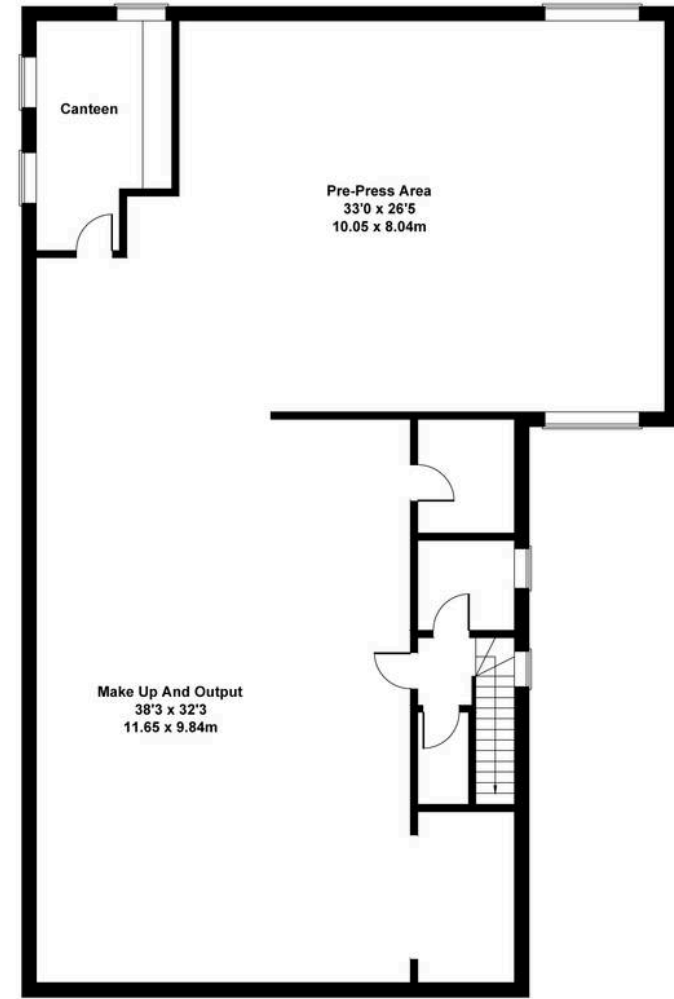


Paper Factory, 96-98 High Street, Annan, DG12 6EJ

Approximate Gross Internal Area
7104 sq ft - 660 sq m



GROUND FLOOR



FIRST FLOOR

General Remarks & Stipulations

Tenure and Possession: The Heritable title is offered for sale with vacant possession.

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.

Legal Costs: Each party to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.

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

Planning: The property is situated in a Conservation Area.

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

Services: There is electricity and water supply within the building including both male and female toilets. The ground floor also benefits from electric storage heaters and commercial fans. The site benefits from 3 phase electricity supply.

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

Rateable Value: Following enquiry to the Scottish Assessors website we understand the Rateable Value is £15,600 effective from 1st April 2023.

EPC Rating - A copy of the EPC is available upon request.

Offers: Offers should be submitted 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: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000.

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.

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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.