

Hawick
Call 01450 372336

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS
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To-Let - Commercial Premises
Rear of 18-20 Carlyle's Place, Annan, DG12 6BQ



We are delighted to bring to the market this exceptionally well-presented commercial unit, situated within a highly accessible and well-connected area of Annan. Extending to approximately 258 sqm, the property offers versatile accommodation suited to a variety of commercial uses, with early viewing highly recommended to fully appreciate the scale and quality of the space available.

The unit benefits from an automated roller shutter door providing excellent vehicular access, together with a separate pedestrian entrance to the side. Internally, the accommodation comprises a substantial open-plan distribution and warehouse area with durable concrete flooring, complemented by modern kitchen and WC facilities, as well as a number of partitioned storage rooms offering excellent operational flexibility.

A notable feature of the property is the extensive and fully functional mezzanine level, accessed via a permanent staircase, which provides a significant amount of additional usable floor space and further enhances the versatility of the unit for an incoming occupier.

Externally, ample on-site parking is available, adding to the practicality and convenience of this impressive commercial premises.

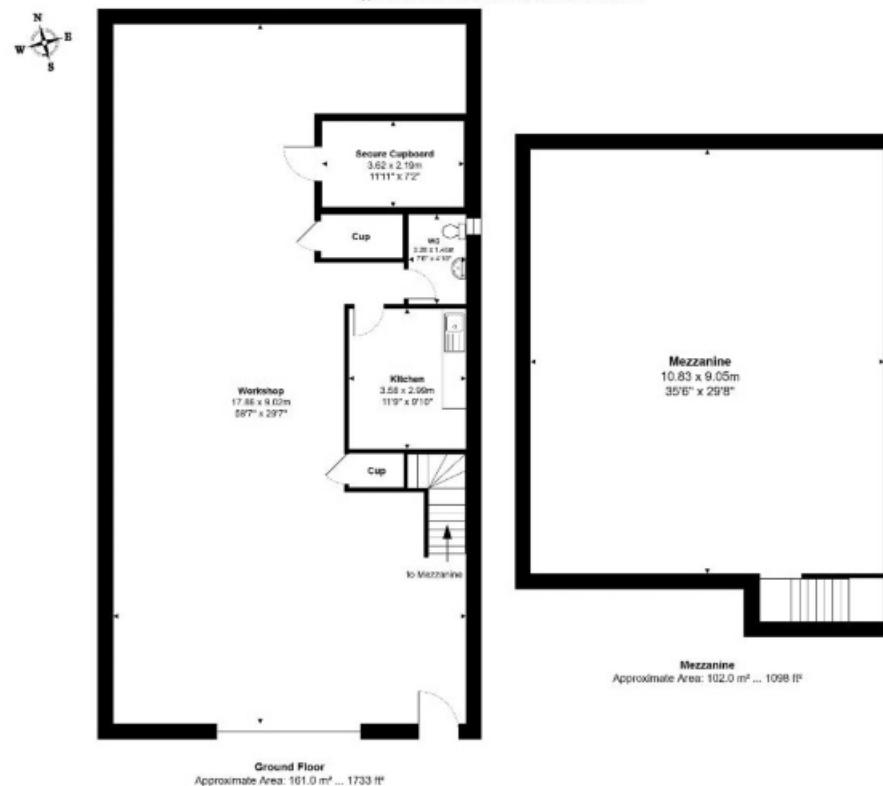
Rental Information

The premises are available at a rental of £7,000 per annum (£583.33 per calendar month).

The landlord intends to offer a Full Repairing & Insuring (FRI) lease, with formal lease documentation to be drafted once specific terms have been agreed between the landlord and any prospective tenant. Immediate entry is available.

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Approximate Gross Internal Floor Area: 263.0 m² ... 2831 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

PROPHOTO
SOLUTIONS

Situation

Annan, the former Royal Burgh of Dumfries and Galloway is a beautiful town, steeped in period charm and rich history. Located within Southern Dumfries and Galloway, South-West Scotland, Annan is conveniently situated, only 18 miles from Carlisle as well as enjoying fantastic travel links to the surrounding area. The town offers a vast amount of local amenities, primary and secondary schooling and a variety of local attractions.

Viewings

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

EPC

Pending

Services

Mains electricity, water & drainage

Rateable Value

According to the Scottish Assessor's website, the subjects have been entered into the valuation roll with a rateable value of £6,100 effective 1st April 2026. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme, if the combined rateable value of all their business premises in Scotland is £35,000 or less. Further enquires should be made with the local authority in this regard.

VAT

The subjects are not opted for VAT

Interested in this property?

Hawick

Call 01450 372336

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.