



FOR SALE

TOWN CENTRE SHOP UNIT

38 HIGH STREET, ANNAN, DG12 6AJ

Prominent position within Annan Town Centre

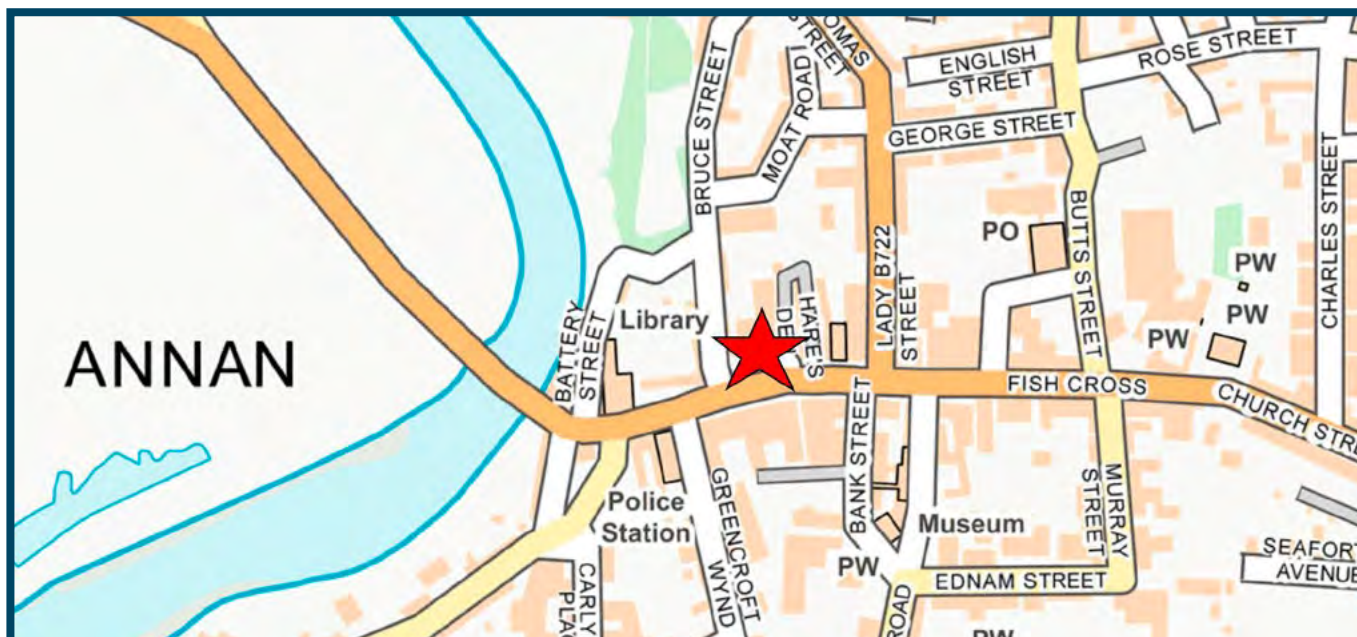
Shop with first floor offices and basement/attic storage

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 sqm (609 sqft).

RATING

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:-

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WSA2402

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