

# Little Angels Boutique & Gifts for All

## RETAIL

- > GROUND FLOOR UNIT
- > PRIME TOWN CENTRE PITCH
- > OPEN PLAN SALES AREA
- > REAR STOCKROOM & STAFF WELFARE
- > WELL SUITED TO A VARIETY OF COMMERCIAL USES
- > NIA: 142.70 SQ.M. (1,536 SQ.FT.)
- > FLEXIBLE LEASE TERMS AND TENANT INCENTIVES AVAILABLE

## TO LET / FOR SALE

**108 HIGH STREET, ANNAN, DG12 6DW**

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**DESCRIPTION**

The subjects comprise a ground floor unit, forming part of a larger two-storey and attic mid-terraced property.

The main walls appear to be of solid stone construction under a pitched and slated roof, together with a flat roof rear projection.

The unit has a traditional retail frontage with large timber-framed display windows, double entrance doors and full width fascia signage.

Internally, the property provides flexible open-plan space. The main sales area is finished with laminate/vinyl flooring, painted walls and a suspended acoustic tile ceiling.

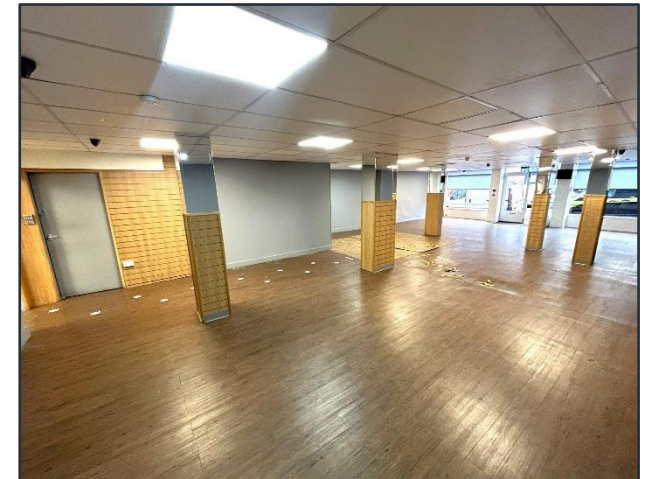
The units current configuration provides the following accommodation:

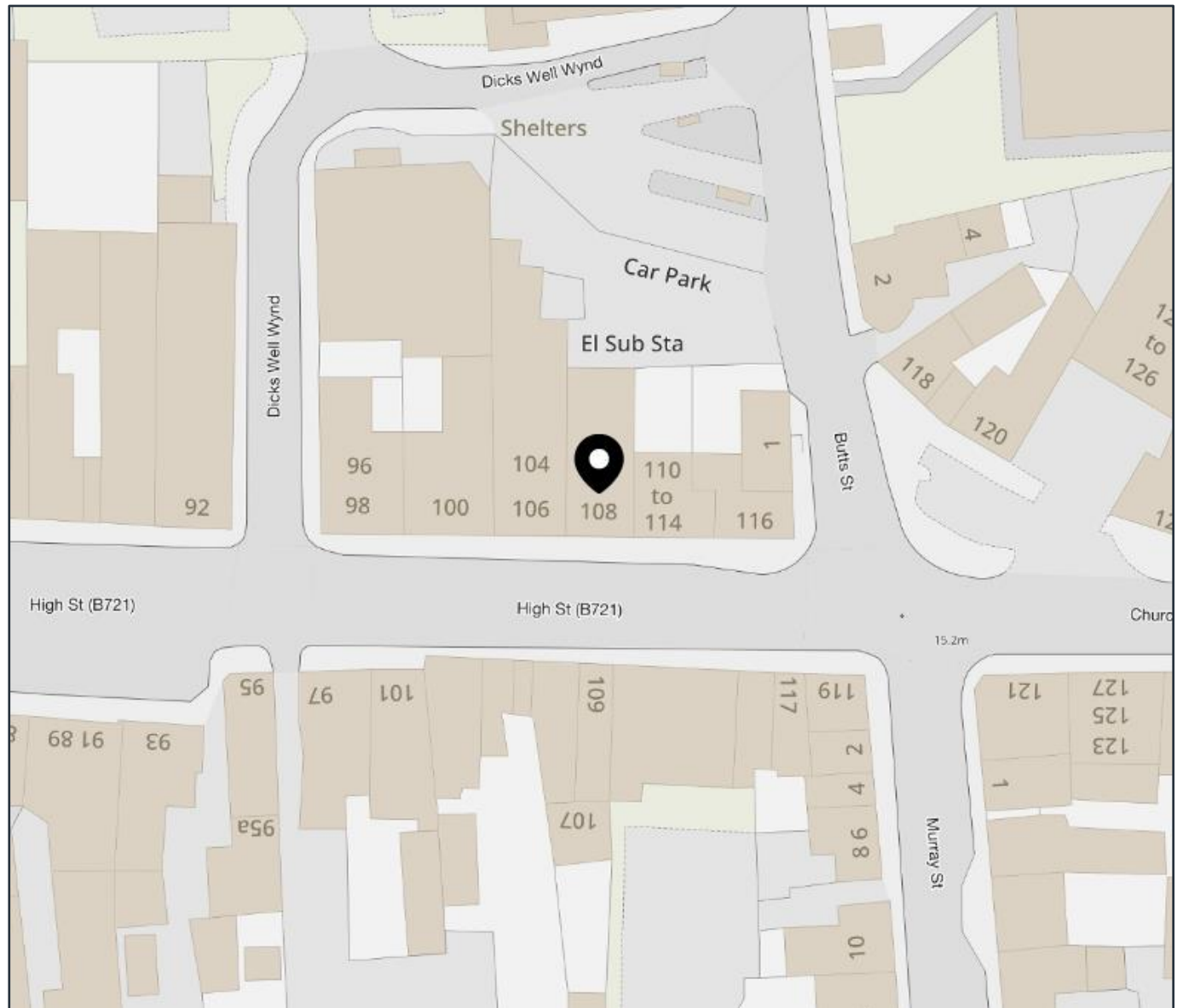
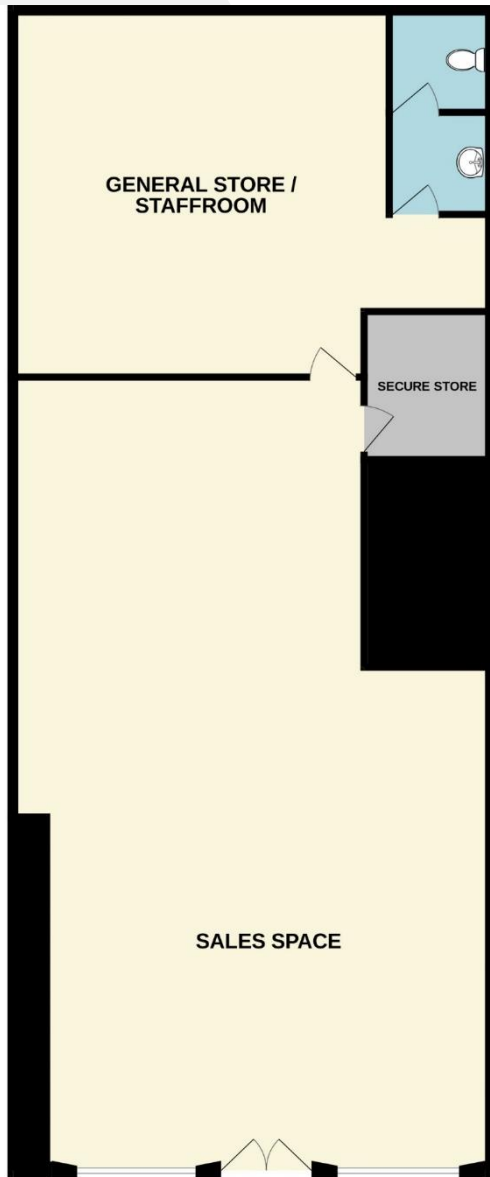
- Front Sales Area
- Rear Stockroom & Staff Welfare
- Secure Office / Store

**FLOOR AREAS**

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	142.70	1,536

The above floor areas, which have been calculated from on-site measurements, are stated on a Net Internal Area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.







## LOCATION

Annan is the third largest settlement in the Dumfries & Galloway council area, with a resident population of approximately 9,000.

The town is located approximately 15 miles east of the regional capital of Dumfries, 8 miles west of Gretna and 21 miles northwest of Carlisle.

The town is bypassed by the A75 trunk road which serves as the main route through the region, providing a connection to the A74(M) motorway at Gretna and the Northern Irish ferry ports at Cairnryan.

The subjects occupy a prime pitch on the northern side of the High Street, within the heart of Annan town centre.

Adjoining occupiers include; Savers, Gunning Dental, Greggs, Subway, Cumberland Building Society, and Bank of Scotland.

## RENT, LEASE TERMS & PRICE

Rental offers around **£15,000 per annum** are invited.

A new lease will be prepared on a Full Repairing and Insuring (FRI) basis. Flexible lease terms and tenant incentives are available.

**Purchase offers are invited** for our client's heritable interest.

## VALUE ADDED TAX

We are verbally advised that the property is not VAT elected.

## RATING ASSESSMENT

Rateable Value - £14,800

## SERVICES

Mains water, electricity and drainage.

## PLANNING

We are verbally advised that the subjects are registered for Class 1A (shops, financial, professional and other services) use. However, the unit lends itself to a variety of commercial uses, subject to Local Authority consents. Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

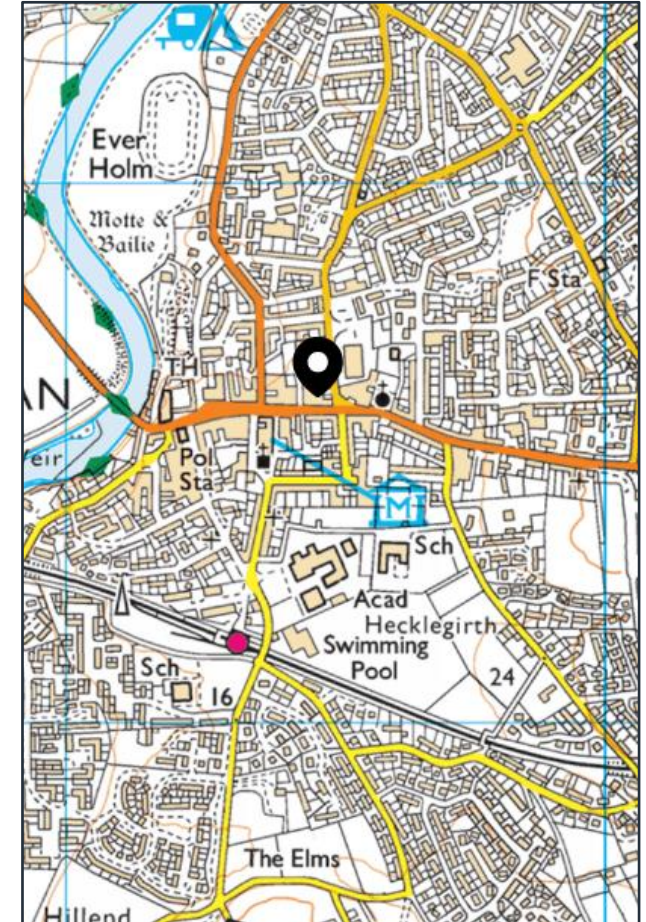
## LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the tenant / purchaser will be responsible for LBTT, registration dues and VAT where applicable.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: F

A copy of the EPC is available on request.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 18 Castle Street, Dumfries, DG1 1DR | **Tel:** 01387 264333  
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**[www.shepherd.co.uk](http://www.shepherd.co.uk)**

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