

RENT
REDUCED

RESTAURANT, TAKEAWAY & MAISONETTE

- > PROMINENT TOWN CENTRE LOCATION
- > WELL PRESENTED RESTAURANT
- > LINKED TAKEAWAY WITH SEPARATE ACCESS
- > MODERN KITCHEN WITH WALK-IN CHILL & FREEZER
- > FIRST & ATTIC FLOOR MAISONETTE WITH OWN EXTERNAL DOOR
- > FLEXIBLE LEASE TERMS AVAILABLE
- > QUALIFIES FOR 100% RATES RELIEF

TO LET / FOR SALE

49-55 HIGH STREET, ANNAN, DG12 6AD

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49-53 HIGH STREET (RESTAURANT & TAKEAWAY)

The subjects comprise a two storey and attic mid-terraced building of traditional construction with pitched and flat roofs.

The front elevation has a painted render & roughcast finish. The larger of the two frontages, with double entrance doors, serves the restaurant whilst the smaller frontage with recessed entrance door serves the takeaway.

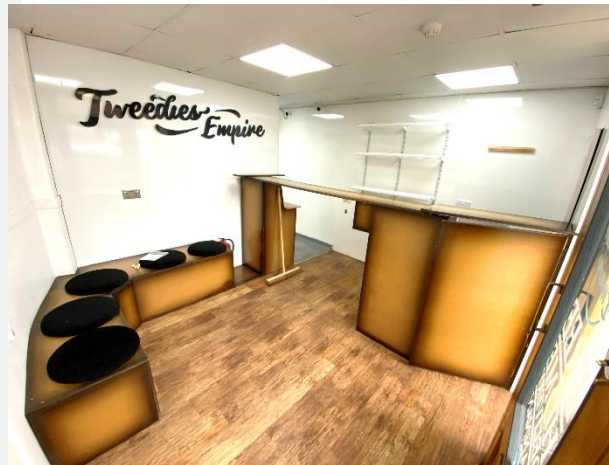
The restaurant is well presented with a laminate floor covering together with painted walls and ceilings. There is a timber bar server at the front, adjacent to the entrance doors, which has a beer cellar directly below. Customer toilets are located at the rear.

The takeaway also has a laminate floor covering with wipe-clean panel walls and a suspended tile ceiling. The kitchen is located behind the takeaway and is separated from the restaurant by a glazed partition. The kitchen has a painted concrete floor, stainless-steel & wipe-clean panel walls together with stainless-steel extraction hoods. Beyond the kitchen is a walk-in freezer and walk-in chill.

An overspill seating area, storage space and utility room are located on the first floor.

FLOOR AREA	m²	ft²
Ground Floor	212.19	2,284
First Floor	61.08	657
TOTAL	273.27	2,941

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



55 HIGH STREET (MAISONETTE)

The main section of the first floor and the entire attic floor comprise a residential masionette that benefits from its own external door onto the High Street, although it can also be accessed internally from the restaurant.

The internal accommodation extends to the following:

- First Floor
 Lounge & Dining Room
 Two Bedrooms
 Kitchen
 Shower Room with WC

- Attic Floor
 Sitting Room
 Three Bedrooms
 Bathroom with WC

A roof terrace with concrete slab surface is accessible from the first floor kitchen, via an external metal staircase.

There is however scope for reconfiguring the accommodation to provide separate first and attic floor flats, subject to Local Authority consents.

FLOOR AREA	m ²	ft ²
First Floor	99.78	1,074
Attic Floor	84.91	914
TOTAL	184.69	1,988

The above areas, which have been calculated from on-site measurements, are stated on a gross 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 around 15 miles east of the regional capital of Dumfries, 8 miles west of Gretna and 21 miles north west of Carlisle.

The town is bypassed by the A75 trunk road which provides a connection to the M74 at Gretna.

The property occupies a prominent position within the heart of the town centre and is situated on the southern side of the High Street, between its junctions with Bank Street and Greencroft Wynd.

On street car parking is available in the immediate vicinity however the property is also within easy walking distance to free long-stay car parking and public transport links.

PRICE, RENT & LEASE TERMS

Purchase offers are invited.

Rental offers around **£20,000 per annum** are invited.

A new lease is available on a Full Repairing and Insuring (FRI) basis for a flexible term incorporating a regular review pattern. Incentives are available, subject to the length of lease agreed.

SERVICES

Mains water, gas, electricity and drainage.

Space heating and hot water is provided by a gas fired boiler serving wall mounted radiators.

RATING ASSESSMENT & COUNCIL TAX

Flat: Band C
Restaurant & Takeaway: RV - £14,350

The restaurant & takeaway therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

VALUE ADDED TAX

We are advised that the property is VAT elected.

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 Ratings: Pending
A copy of the EPC's are available on request.



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

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