



## **OFFICE**

- > SELF-CONTAINED FIRST FLOOR OFFICE
- > PRIVATE GROUND FLOOR ENTRANCE
- > ATTRACTIVE B-LISTED BUILDING
- > CORNER TERRACED WITH DOUBLE FRONTAGE
- > GOOD QUALITY MOVE-IN CONDITION
- > HIGH SPEED FIBRE INTERNET
- > FLEXIBLE LEASE TERMS AVAILABLE
- > QUALIFIES FOR 100% RATES RELIEF

# TO LET

**80A HIGH STREET, ANNAN, DG12 6DW**

**CONTACT:** Fraser Carson | [f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk) | 01387 264333 | [www.shepherd.co.uk](http://www.shepherd.co.uk)





## DESCRIPTION

The subjects comprise a self-contained first floor office, with private ground floor entrance door, forming part of an attractive Category B listed corner terraced building, benefitting from a rare double frontage.

The main walls are of sandstone / brick construction surmounted by pitched and slated roofs. The windows are of timber sash and casement design.

The internal accommodation extends to the following:

- Entrance Vestibule & Stairwell
- Large Front Office
- Side Office
- Large Rear Office
- File / Server Room
- Staff Room / Further Office
- Male & Female Toilets

Private basement storage space is also available, if required.

The office has been recently modernised with carpet floor coverings, painted walls and ceilings, LED panel lighting, data trunking and a high speed fibre internet connection.

FLOOR AREA	m <sup>2</sup>	ft <sup>2</sup>
First Floor	83.40	898

The above 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 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 highly visible position within the heart of the town centre and is situated on the northern side of the High Street, at its intersection with Lady Street & Bank Street.

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.

## RENT & LEASE TERMS

Rental offers around **£6,000 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, electricity and drainage.  
The property benefits from electric heating.

## RATING ASSESSMENT

RV - £4,600.

The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

## PLANNING

We understand the property currently has consent for Class 4 (Office) use. Interested parties considering an alternative use are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

## VALUE ADDED TAX

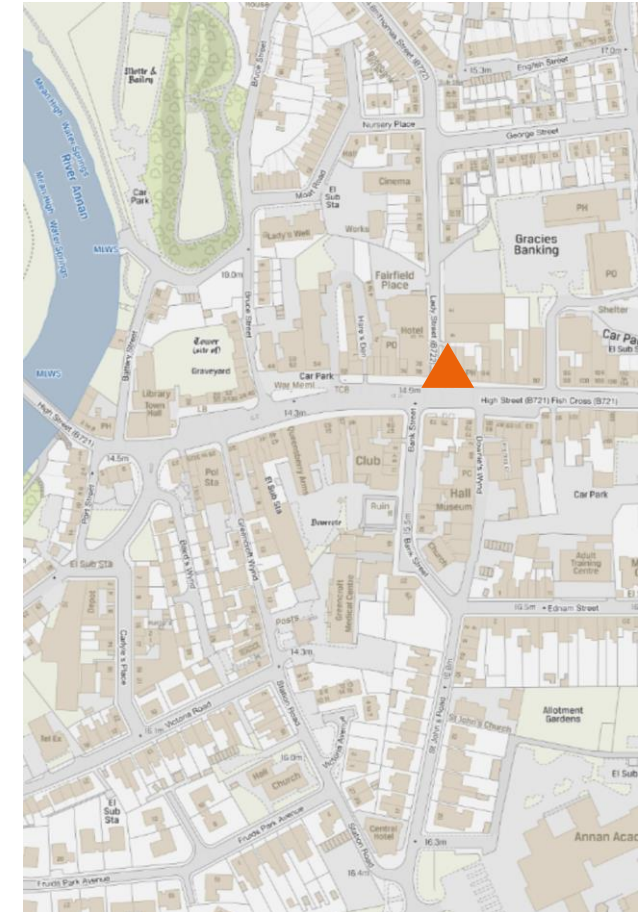
We are advised that the property is not VAT elected.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: E+  
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 | 01387 264333  
Fraser Carson | f.carson@shepherd.co.uk

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