

CAFÉ & OFFICE

- > TWO STOREY & ATTIC BUILDING
- > ATTRACTIVE SANDSTONE CONSTRUCTION
- > SUITED TO A VARIETY OF USES
- > AVAILABLE AS WHOLE OR IN SEPARATE LOTS
- > ENCLOSED REAR COURTYARD
- > RAMPED ACCESS & DISABLED FACILITIES
- > FLEXIBLE INTERNAL REPAIRING LEASE TERMS
- > RATES RELIEF AVAILABLE TO THOSE THAT QUALIFY
- > RENTAL & PURCHASE OFFERS NOW INVITED

TO LET / FOR SALE

2-4 BANK STREET, ANNAN, DG12 6AA

CONTACT: Fraser Carson | f.carson@shepherd.co.uk | 01387 264333 | www.shepherd.co.uk



DESCRIPTION

The subjects comprise a two storey and attic attached building, with single storey rear projections, of attractive sandstone construction under pitched and flat roofs.

The property has two entrance doors, both of which are served by access ramps. The main entrance leads into an arched hallway, with sandstone walls and brick ceiling, which then provides access to the ground floor café areas, common staircase and enclosed rear courtyard.

There is good provision of toilet facilities throughout, including an accessible toilet serving the ground floor café.

The floors are of solid masonry and suspended timber construction, with a mix of carpet, laminate and vinyl coverings. Walls and ceilings have a mostly painted finish.



FLOOR AREAS

	m ²	ft ²
Ground Floor Café / Office	118.90	1,280
First Floor (Left Hand Suite)	41.99	452
First Floor (Right Hand Suite)	55.80	601
Second Floor	49.88	537
TOTAL	266.57	2,870

The above areas, which have been calculated from on-site measurements, have been calculated 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 north west of Carlisle.

The town is bypassed by the A75 trunk road which provides a connection to the A74(M).

The property is conveniently located within Annan town centre, on the eastern side of Bank Street and near to its junction with the High 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 & PRICE

Rental offers invited.

The property is capable of being let as a whole or in separate lots. Leases will be drawn up on an Internal Repairing and Insuring (IRI) basis, with flexible terms and incentives available.

Purchase offers for the whole property are invited.

SERVICES

Mains water, electricity and drainage. Partial electric heating.

RATING ASSESSMENT

The current combined Rateable Value is £15,275.

Rates relief will be available to those that qualify, with potential for 100% relief if the property is let in separate lots.

PLANNING

We understand the property has consent for Class 2 & 4 (Office) and Class 3 (Café) use, however is also well suited to a variety of other uses. Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

VALUE ADDED TAX

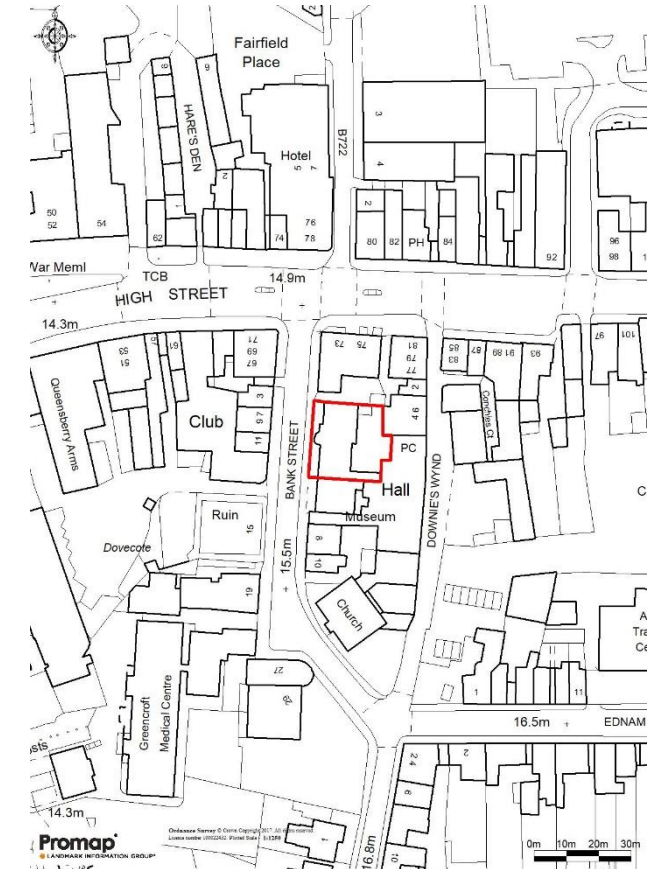
We are advised that the property is not VAT elected.

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: G
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
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