



RETAIL / RE-DEVELOPMENT OPPORTUNITY

- > THREE INTERLINKING BUILDINGS
- > OPEN-PLAN RETAIL UNIT
- > LARGE DISPLAY WINDOWS
- > CONNECTING OFFICE, STORES & WELFARE SPACE
- > REAR TWO STOREY WAREHOUSE
- > QUALIFIES FOR 100% RATES RELIEF
- > SCOPE FOR CONVERSION TO RESIDENTIAL DWELLING(S)
- > INCLUDES PART OF SHARED COVERED COURTYARD AT REAR
(POTENTIAL GARDEN GROUND FOR CONVERTED DWELLINGS)

FOR SALE

37-39 BUTTS STREET, ANNAN, DG12 5BA

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DESCRIPTION

The subjects comprise two attached single storey retail / office buildings together with a further two storey warehouse building at the rear. Included within the sale is part of a shared covered courtyard, accessed via the rear warehouse.

No.39 Butts Street has a traditional retail frontage with two large display windows and central customer entrance door. No.37 Butts Street has its own entrance door. No.37 & No.39 are linked internally, and both have direct access into the rear warehouse.

The internal accommodation extends to the following:

- No.37: Entrance Hall, Office, Two Stores and Two Toilets
- No.39: Open Plan Retail Area
- Warehouse: Ground & First Floor Storage

The floors are a mix of suspended timber and solid concrete construction. The sales area has a carpet floor covering together with lined and painted walls and ceilings.

FLOOR AREAS	m ²	ft ²
Sales Area	104.90	1,129
Office & Stores	30.63	330
Warehouse (G&F Floor)	64.30	692

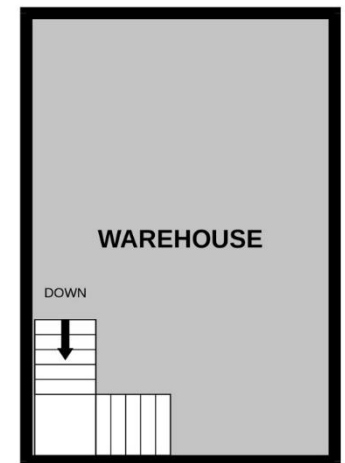
The above areas, which have been calculated from on-site measurements, are stated on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.

The gross internal floor area for the whole property is 213.07 m² (2,293 ft²) or thereby.





GROUND FLOOR



FIRST FLOOR

LEGEND
No.37
No.39
WAREHOUSE

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 is situated on the corner of Butts Street and Johnstone Street, within a mixed residential / commercial district located a short distance to the north of the town centre.

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.

Nearby commercial properties include an ALDI supermarket, Lonsdale cinema and SPAR convenience store.

PRICE

Purchase offers around **£75,000** are invited for our client's heritable interest.

VALUE ADDED TAX

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

SERVICES

Mains water, electricity and drainage.

RATING ASSESSMENT

RV - £7,000. The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

PLANNING & LISTED BUILDING STATUS

We understand the property currently has consent for Class 1 (Retail) use.

The buildings are Category C Listed.

The buildings are however well suited for residential conversion, subject to Local Authority / Historic Scotland consents, providing potential for two self-contained dwellings with rear gardens.

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 purchaser will be responsible for LBTT, registration dues and VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: Pending
A copy of the EPC is available on request.



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

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