



TO LET/MAY SELL

PRIME RETAIL UNIT

104 High Street, Annan, DG12 6DW

Central retailing location in popular market town

Prominent unit with large display window and rear loading

Net Internal Area 276.42 sq.m. (2,975 sq. ft.)

Rent £14,000 p.a.x.

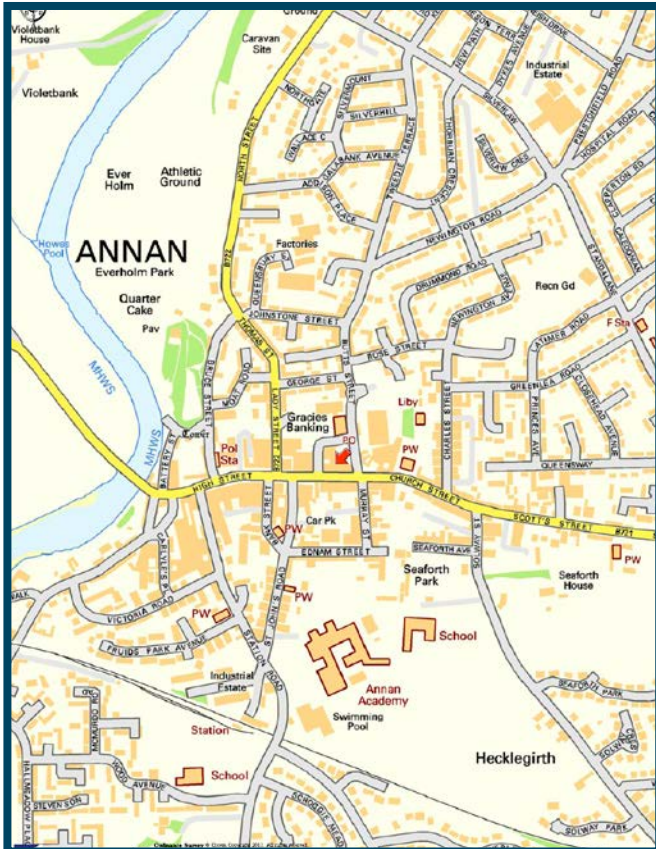
25% rates relief available, subject to status

Price on application

LOCATION

The subjects occupy a prominent and prime retailing position on the north side of High Street within Annan town centre. Nearby occupiers include Cumberland Building Society, Savers, Greggs, M & Co and Semi Chem, amongst others.

Annan is a popular market town with a population of around 9,000 persons. The town is located in Dumfries & Galloway region approximately 16 miles east of Dumfries and 6 miles west of junction 22 on the M74 motorway at Gretna. The town lies 84 miles south of Glasgow and 18 miles north west of Carlisle and is well served for commuting with a railway station providing regular services to Dumfries, Stranraer and Carlisle.



DESCRIPTION

104 High Street is large single fronted, mid terraced positioned retail unit occupying a prime position on High Street. The building is of single storey to the front with a two storey section to the rear offering loading access from a public car park.

The shop comprises of a large retail sales space with a kitchen loading bay and disabled toilet to the rear and additional toilets and stores on the upper floor.

FLOOR AREA

From our on site measurements and on a net internal basis, the subjects extend to the following floor areas:

Ground Floor	218.52 sq.m	(2,352 sq.ft)
First Floor	57.90 sq.m	(623 sq.ft)
Total	276.42 sq.ft	(2,975 sq.ft)

RATING

We note the Rateable Value to be £16,600. The property qualifies for 25% rates relief via the Small Business Bonus Scheme, subject to occupier status.

RENT/PRICE

Rental offers of £14,000 per annum are invited (exclusive of VAT, if applicable).



Alternatively our clients may consider a sale of their heritable interest with vacant possession and further detail is available upon request.

EPC

Available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction with the incoming tenant responsible for any LBTT costs incurred and registration dues.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents:-

Anthony Zdanowicz or Jacqueline King
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REFERENCE

WSA1184

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