



FOR SALE

RETAIL/OFFICE PREMISES

123 MAIN STREET, ANNAN, DG12 6EB

Located within Annan Town Centre

Recently refurbished shop and office property

Net floor area of 82.29 sqm (886 sqft)

100% Rates relief available

Potential for alternative uses

Offers over £65,000

LOCATION

High Street is the primary road route running through Annan and an established commercial area within the Town Centre, with a mix of commercial and residential property nearby including Farmfoods, Subway and 'The Commercial Inn' public house. The building lies close to the crossroads junctions with High Street, Church Street and Butts Street.

Annan is a market town with a population of around 9,000 located within the Dumfries and Galloway region, approximately 16 miles east of Dumfries and 8 miles west of Gretna.

DESCRIPTION

123 High Street is a mixed retail and office building of traditional construction and contained over ground, mid and first floor levels.

The property has main door access with a hallway and a shop (former barbers) at ground floor level with a staircase leading to a private office, kitchen, toilet and break out area at mid floor level and four private offices on the first floor.

The accommodation has recently been refurbished. Indicative floor plans are provided

AREAS

The property extends to the following net internal floor areas:

Ground Floor (Shop):	19.86 sqm	(214 sqft)
Mid Floors (Offices):	20.25 sqm	(218 sqft)
First Floor (Offices):	42.18 sqm	(454 sqft)
Total:	82.29 sqm	(886 sqft)

RATING

The rateable values total £3,550 and the building offers 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

PRICE

Offers over £65,000 are invited for our clients heritable interest with vacant possession.

LEGAL COSTS

Each party to be responsible for their own legal incurred.

EPC

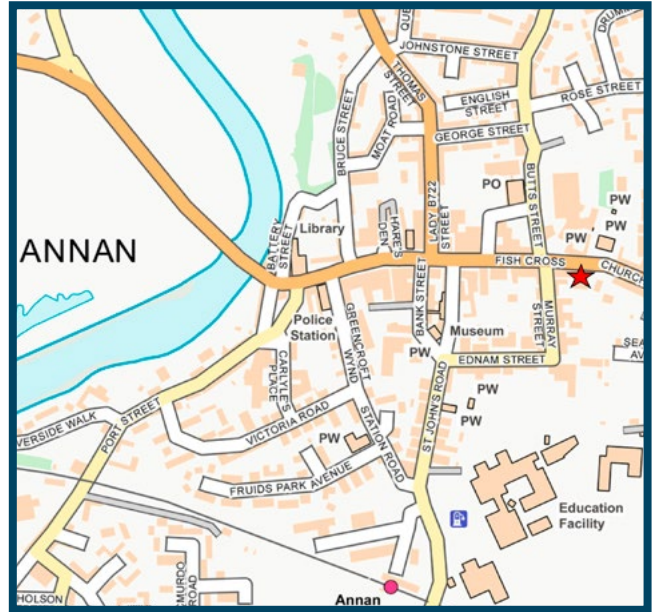
EPC upon request.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents:-

Anthony Zdanowicz
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e-mail: anthony.zdanowicz@dmhall.co.uk

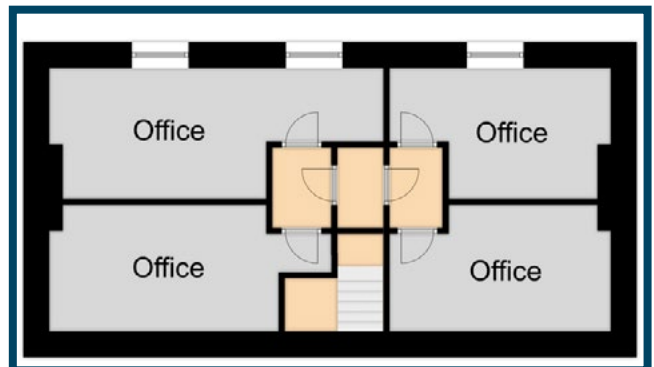
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GROUND AND MID FLOORS



FIRST FLOOR



IMPORTANT NOTE

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