

HOT-FOOD TAKEAWAY & FLAT

- > LARGE GROUND FLOOR TAKEAWAY UNIT & THREE BEDROOM FIRST FLOOR FLAT
- > EXTENSIVE REAR GARDEN / PLOT
- > FRONTING TOWN CENTRE THOROUGHFARE
- > PREVIOUS COMBINED INCOME OF £15,000 P.A.
- > TAKEAWAY UNIT QUALIFIES FOR 100% RATES RELIEF
- > POTENTIAL DEVELOPMENT OPPORTUNITY, SUBJECT TO LOCAL AUTHORITY CONSENTS

2-4 CHURCH STREET, ANNAN, DG12 6DS

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(DRAFT) FOR SALE

DESCRIPTION

The subjects comprise a ground floor hot-food takeaway unit and a self-contained first floor residential flat, forming a two-storey linked property.

The main walls are of traditional stone / brick construction surmounted by pitched and slated roofs. There is also a single storey rear projection under a flat felt roof, which forms an open-air balcony and provides access to the flat.

The takeaway unit has a traditional sales frontage with a double-glazed display window and entrance door. There is also a separate delivery door at the rear, accessed via the gated pend.

The internal accommodation extends to the following:

Ground Floor

Sales Area, Prep Area, Kitchen, Store & Toilet.

First Floor

Living Room, Kitchen, Three Bedrooms & Bathroom with WC.

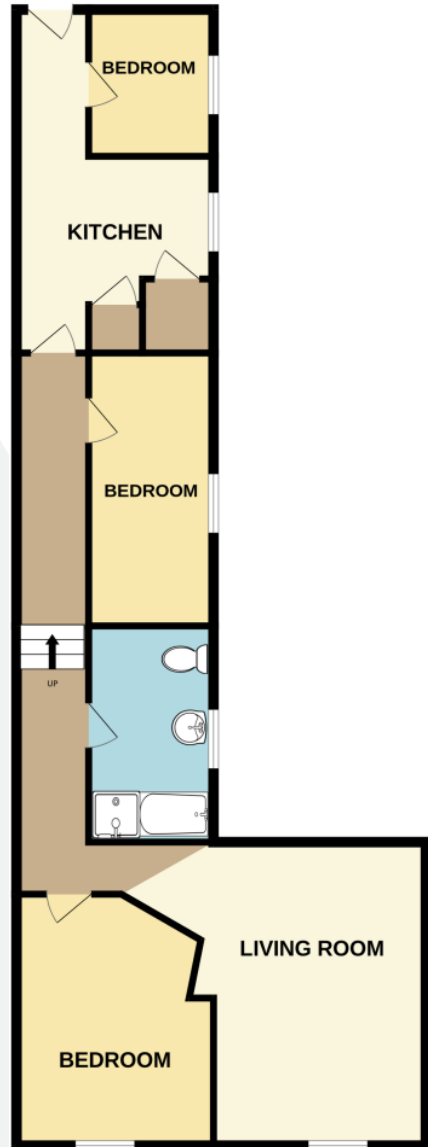
The property extends to the footprint of the building together with a substantial private garden at the rear.

FLOOR AREA

	m ²	ft ²
Ground Floor Takeaway Unit	83.30	897
First Floor Flat	88.84	956
TOTAL	172.14	1,853

The above areas, which have been calculated from on-site measurements, are stated on a net / gross 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 of southwest Scotland, with a resident population of approximately 10,000 people. It is positioned on the north side of the Solway firth, approximately 8 miles west of Gretna, 15 miles from Dumfries and 21 miles northwest of Carlisle.

The town is bypassed by the A75 trunk road, with access to the A74(M) motorway available at Gretna. In addition to good road links, Annan also benefits from a train station, and is located on the Carlisle to Glasgow mainline.

The subjects occupy a prominent town centre location at the eastern end of the main retailing area. The property benefits from a prominent frontage onto Church Street, which forms part of the main thoroughfare, and is situated between its junctions with Murray Street and Charles Street.

Nearby commercial occupiers include Aldi, Farmfoods and Subway together with other hot-food takeaways, restaurants and public houses.

PRICE & VALUE ADDED TAX

Offers around **£150,000** are invited for our client's heritable interest in the property.

Prospective purchasers are advised to satisfy themselves independently as to the incidence of VAT in respect of this transaction.

SERVICES

We understand that the takeaway unit and residential flat have separate mains water, gas, electricity and drainage connections.

Space heating within the flat is provided by a gas fired boiler, serving a series of wall mounted radiators.

RATING ASSESSMENT & COUNCIL TAX

RV – £2,800. The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

Council Tax – Band B

PLANNING

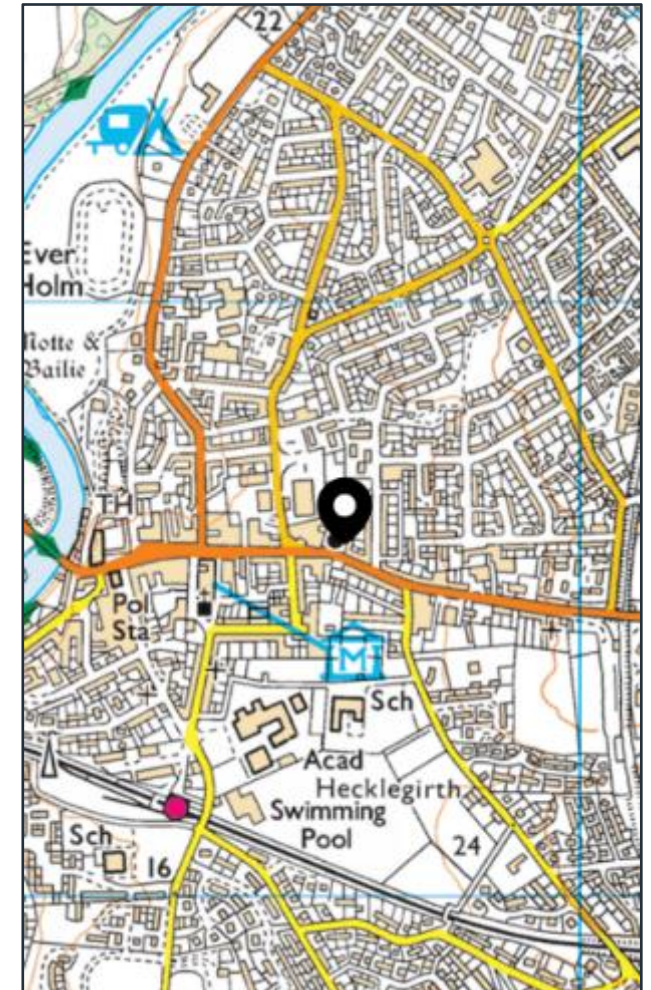
The takeaway unit is suited to alternative commercial use. In addition, the building and large rear garden provide scope for a potential residential development opportunity, subject to Local Authority consents. Interested parties are advised to make their own planning enquiries direct with Dumfries & 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)

Retail Unit (F) | Flat (Pending)
A copy of the EPC's are available on request.



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

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