

TO LET Retail

Gracie's Banking, Butts Street
Annan, Dumfries and Galloway DG12 6DW



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Town centre location

Planning permission for sub-division

Ample car parking

Located opposite new **Aldi** now open for trading

Alternative uses subject to planning

rapleys.com
0370 777 6292

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Location

Annan is a town in the council area of Dumfries & Galloway having an approximate resident population of 8,500.

Annan is accessed via the A75 which runs from its connection with the A74 motorway by Gretna Green in the east, to its most westerly point in Stranraer, via the administrative centre of the region, Dumfries, which lies 16 miles north west of Annan.

The subject property occupies a prominent position on Butts Street, just to the north of the High Street (B721) and in close proximity to Annan's bus station.

Description

The subject property comprises a stand alone retail unit which has planning permission for sub-division. The property is arranged with sales on ground floor and staff and storage space on the first floor. There is a shared car park.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor	717.18	7,718
First Floor	423	4,553
Total	1,140	12,272

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by the incoming tenant.

Tenure

Full repairing and insuring lease.

Terms

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to periodic rent reviews.

EPC

Energy performance asset rating - C.

Rating

We are advised that the Rateable Value for the property is £65,000 and the UBR for 2016/17 is 49.7p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available on www.2010.voa.gov.uk

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

For further information please contact Donald Brown. Viewing by appointment through our joint agents, J&E Shepherd.

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CONTACT

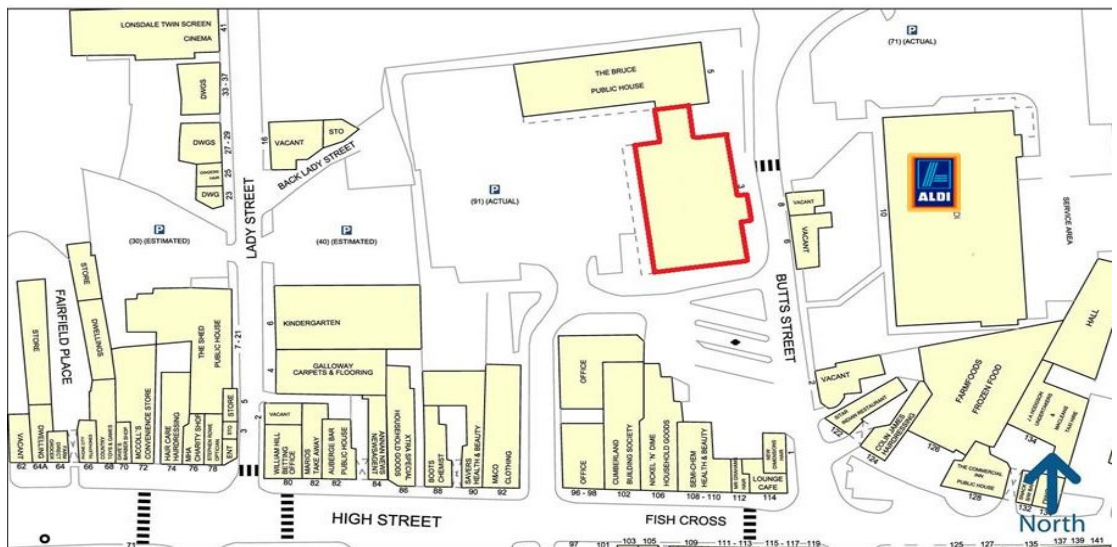
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Annan



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