



eric young & co

Retail

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Retail Development Site - FOR SALE

or

New Build Retail Opportunities - TO LET

High Street / Port Street Annan



LOCATION

The Royal Burgh of Annan is the principal town of Annandale and Eskdale. It is the third largest in Dumfries and Galloway, south west 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 north west of Carlisle.

In addition to good road networks, Annan also benefits from a train station and is included on the mainline from Carlisle to Glasgow.

The development site is prominently positioned to the immediate east of the town centre at the point where the High Street intersects with Port Street at the entrance of the town from the B721. Neighbouring occupiers include **Annan Police Station, Dumfries & Galloway Council, RBS, Original Factory Shop** and **Solicitors Property Centre**.

DESCRIPTION

The subject site forms a uniform and regular rectangular site with a relatively flat topography on a plot of approximately 1.3 acres. The entrance to the site is positioned on Port Street approximately 10 metres from the High Street. Due to the wide nature of this street the site benefits from strong prominence and visibility from the main road.

FLOOR AREAS

The retail floor areas for the proposed refurbishment of the existing and new retail accommodation extend to the following approximate areas:

PLANNING

The existing retail units are suited to a variety of uses, subject to the necessary Local Authority consents. In addition to the existing buildings and new residential houses, planning consent was granted in June 2015, over the adjacent ground, for the erection of three new build retail units and associated parking. Full planning documents may be viewed on the Dumfries & Galloway planning portal with the reference 14/P/4/0304.

25 High Street - Retail Unit 1

| | | |
|--------------|-------------|-------------|
| Ground Floor | 1,615 sq ft | (150 sq m) |
| First Floor | 1,049 sq ft | (97.5 sq m) |

23 High Street - Retail Unit 2

| | | |
|--------------|-----------|-------------|
| Ground Floor | 750 sq ft | (69.7 sq m) |
|--------------|-----------|-------------|

Port Street - Pool's Court

| | | |
|--------------|-----------|-------------|
| Ground Floor | 388 sq ft | (36 sq m) |
| First Floor | 403 sq ft | (37.4 sq m) |

Port Street, Newbuild Unit B

| | | |
|--------------|-------------|------------|
| Ground Floor | 3,175 sq ft | (295 sq m) |
|--------------|-------------|------------|

Port Street, Newbuild Unit C

| | | |
|--------------|-------------|------------|
| Ground Floor | 2,885 sq ft | (268 sq m) |
|--------------|-------------|------------|

Port Street, Newbuild Unit D

| | | |
|--------------|-------------|------------|
| Ground Floor | 2,250 sq ft | (209 sq m) |
|--------------|-------------|------------|

LEASEHOLD TERMS

Retail opportunities are available on the basis of new full repairing and insuring leases on relatively flexible terms.

PURCHASE

The entire site or smaller lots may be purchased. Offers are invited.

RATES

The Rateable Value will require to be re-assessed following development.

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2-4 Waterloo Place
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LEGAL COSTS

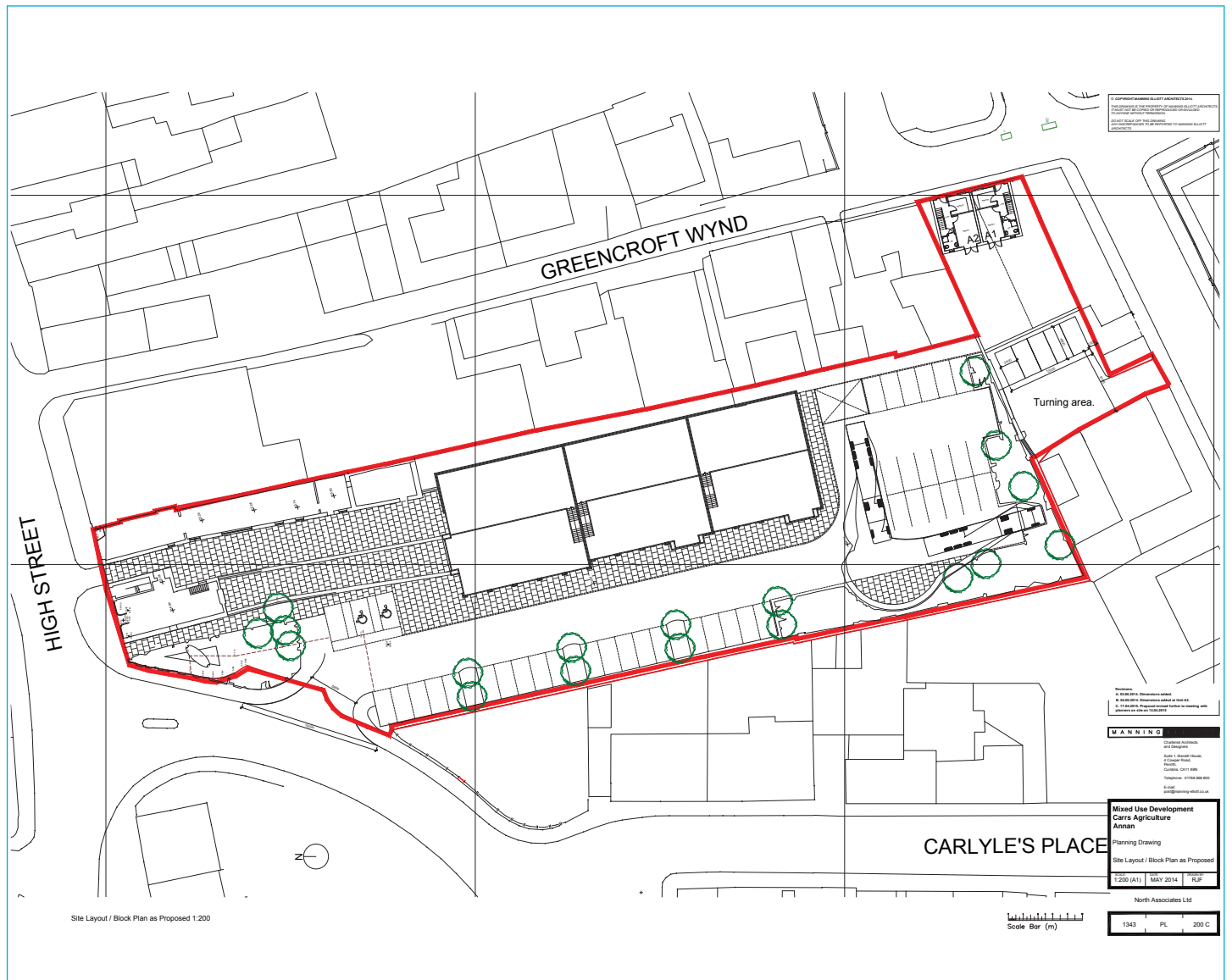
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

FURTHER INFORMATION

For further information please contact Eric Young & Co - 0131 226 2641 or our joint agents J&E Shepherd - 01387 264 333.

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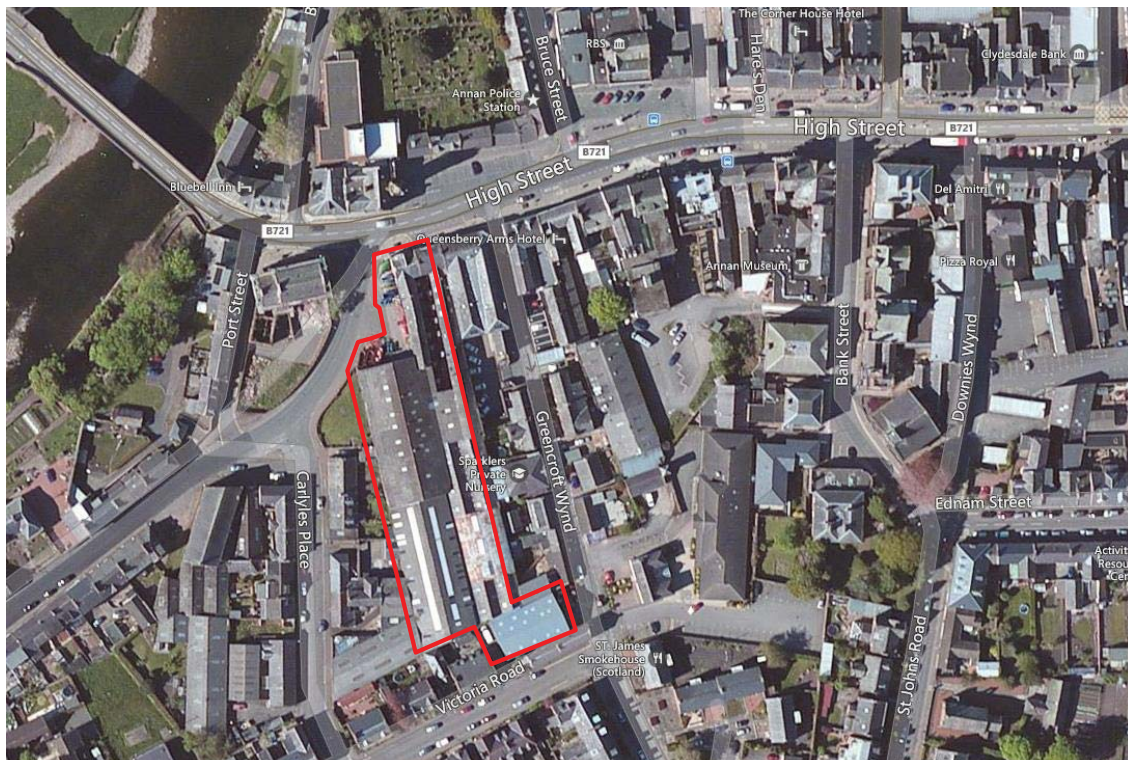
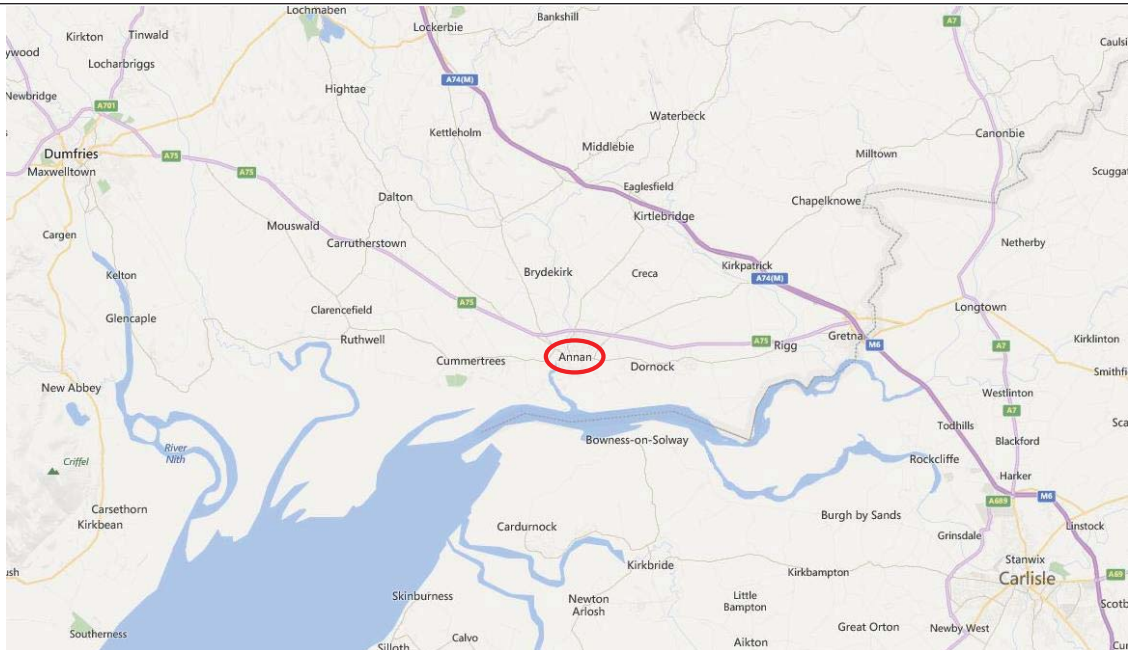




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SB/RT/AN9

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