



**ALLIED
SCOTLAND**
Chartered Surveyors

Tel: 01387 254425

alliedsurveyorsscotland.com

FOR LET



Retail Premises

92 High Street | Annan | DG12 6DW

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports

LOCATION

Annan is an attractive market town within the south-west of Scotland. The town lies approximately 84 miles south of Glasgow and 22 miles north-west of Carlisle and enjoys resident population of approximately 9,000 persons, whilst the Dumfries & Galloway region has a population of approximately 148,000 persons.

DESCRIPTION

The subjects are arranged over ground first, second and attic floors and extend to the following approximate areas:

Ground:	246.03 sq m	(2,648 sq ft)
First:	148.80 sq m	(1,559 sq ft)
Second (Office):	70.53 sq m	(759 sq ft)
Attic (Office):	78.25sq m	(842 sq ft)
Total:	539.61 sq m	(5,808 sq ft)

The upper parts could potentially be converted to residential use.

TENURE

The subjects are available on new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

RENTAL

Offers in the region of £17,500 per annum exclusive are invited.

RATEABLE VALUE

We are verbally informed by the Local Rating Authority that the rating assessment for 2020/2021 is as follows:

Rateable value: £17,700

Rates Payable: £8,815

EPC

An Energy Performance Certificate is available upon Application

LEGAL COSTS

Each party will be responsible for their own legal expenses incurred in connection with this transaction.

VAT

All prices quoted are exclusive of VAT.

FURTHER INFORMATION/VIEWING

Please contact: -

Strictly by appointment through joint letting agents:

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