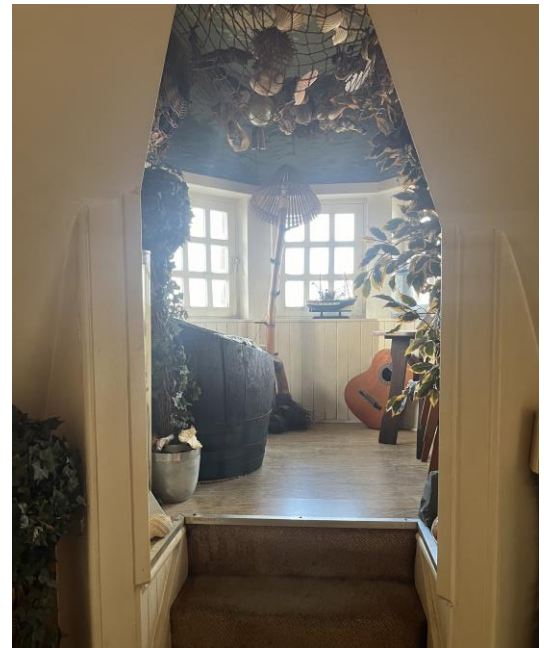


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G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS



FOR SALE

ARGYLE HOUSE, 121 HIGH STREET, ANNAN

ENTIRE PROPERTY COMPRISING TWO RESIDENTIAL FLATS AND A COMMERCIAL INVESTMENT

CENTRAL LOCATION IN ANNAN HIGH STREET

NEARBY TRANSPORT LINKS

EXCELLENT POTENTIAL

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LOCATION

The subjects are situated in a central, location on Annan High Street. There are nearby bus links and car parks and easy vehicular links to the A75 primary trunk road.

DESCRIPTION

The subject comprises a corner block in a prominent position on Annan High Street. The block offers flexible residential space, currently in the form of first and second floor flats as well as a ground floor commercial unit which is presently let and producing a rental income.

ACCOMMODATION

Flat A – Hallway, living room, kitchen, dining room, shower room, 2 bedrooms.

Flat B – Hallway, two reception rooms, kitchen, shower room, two bedrooms (one with en suite shower room)

FLOOR AREA

We calculate the gross internal floor areas as:

Space	Area
Ground Floor Commercial	104m ²
Flat A (First Floor)	87m ²
Flat A (First Floor)	86m ²

RATING ASSESSMENT & USE

We understand the ground floor commercial element of the property is entered in the Valuation Roll with a Rateable Value of £8,200 per annum.

Both Flat A and Flat B are listed with the Scottish Assessors Association as being council Tax Band B.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Ratings:

- Flat A – 63 (D)
- Flat B – 48 (E)
- Ground Floor Commercial Unit – D (57)

TERMS

Our client is seeking offers in the region of £220,000 for the outright ownership of the subjects.

SERVICES

The property benefits from mains electricity, water, drainage and gas. Please note: a single gas boiler currently serves both Flat A and Flat B.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF ENTRY

To be mutually agreed.



VIEWING AND FURTHER INFORMATION

By appointment only through the sole letting agent G M Thomson & Co.

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