FOR SALE
Hot Food Retail

2 Church Street, Annan, DG12 6DS

- Ground Floor Retail Unit
- Class 3 Hot Food Consent
- Town Centre Location
- Fronting Main Thoroughfare
- Qualifies for Rates Relief
- Net Internal Area of Shop: 83.30m² (897ft²)
- Asking Price: £70,000

VIEWING & FURTHER INFORMATION:
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LOCATION
The Royal Burgh of Annan is the principal town of Annandale and Eskdale. It is the third largest settlement in the Dumfries & Galloway council area, 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.

The town is bypassed by the A75 trunk road, with motorway access (A74M) available at Gretna. In addition to good road links, Annan also benefits from a train station and is located on the mainline from Carlisle to Glasgow.

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.

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

DESCRIPTION
The subjects comprise a ground floor retail unit, forming part of a larger two storey linked property.

The main walls are of solid stone construction surmounted by a pitched and slated roof.

The unit has a traditional retail frontage with double-glazed display window and entrance door. There is also a separate delivery door to the rear of the property, accessed via the pend.

The upper floor comprises a self-contained residential flat, which is not included in this sale.

Internally, the property is deceptively large, providing generous storage, preparation, cooking and sales areas. The subjects have the advantage of a hot food takeaway fit-out. Internal finishes include tile/vinyl floor coverings together with lined and painted/tiled walls and painted ceilings.

Additional double-glazed windows provide natural daylighting to the rear areas of the property.
J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

(i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property;

(iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

ACCOMMODATION
- Retail Area / Food Counter
- Preparation Area
- Kitchen
- Store
- Staff Cloakroom with wc

FLOOR AREA (APPROX. NET INTERNAL AREA)

<table>
<thead>
<tr>
<th>Area</th>
<th>Square Meters</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Area</td>
<td>36.11</td>
<td>389</td>
</tr>
<tr>
<td>Prep Area</td>
<td>7.73</td>
<td>83</td>
</tr>
<tr>
<td>Kitchen</td>
<td>32.23</td>
<td>347</td>
</tr>
<tr>
<td>Store</td>
<td>7.23</td>
<td>78</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>83.30</strong></td>
<td><strong>897</strong></td>
</tr>
</tbody>
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SALE PRICE
Offers around £70,000 are invited for our client's heritable interest in the property.

SERVICES
The property is understood to connect to mains supplies of water, gas, electricity and drainage.

RATING ASSESSMENT
RV - £2,825.

The property therefore qualifies for 100% rates relief under the small business bonus scheme.

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 to any letting.

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

ENERGY PERFORMANCE CERTIFICATE (EPC)
Energy Performance Rating: F
A copy of the EPC is available on request.

VIEWING & FURTHER DETAILS
For further information or viewing arrangements please contact the sole agents:

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