

## RETAIL / PROFESSIONAL / FOOD

- > RECENTLY CONSTRUCTED UNIT
- > OPEN-PLAN ACCOMMODATION
- > ADJACENT TO CO-OP FOOD STORE
- > SHARED PRIVATE PARKING
- > VISIBLE ROADSIDE LOCATION
- > QUALIFIES FOR 100% RATES RELIEF
- > CAPABLE OF BEING EXTENDED, SUBJECT TO LEASE TERMS



# TO LET

**UNIT 1, 31 ANNAN ROAD, GRETNA, DG16 5DH**

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**DESCRIPTION**

The property comprises a semi-detached ground floor unit with shared use of a private car park to the front. The unit is of steel frame construction with insulated metal sheet cladding and a fully glazed frontage.

Internally the unit provides fully open plan accommodation.

The property was last used as a food outlet and the existing fit-out extends to the following:

- Front Sales & Customer Waiting Area
- Food Prep Area & Four Stores
- Staff Kitchen
- Former Shower Room
- Staff Toilet

The unit could be provided with the existing fit-out removed, prior to a new tenant taking possession.

**USE CLASS**

We understand the unit currently benefits from Class 1A (Retail, Office, Professional) and Class 3 (Food) use consent. Interested parties are however advised to make their own planning enquiries direct with Dumfries & Galloway Council.

**FLOOR AREA**

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	109.70	1,180

The above floor area, which has been calculated from on-site measurements, is stated on a gross internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



## LOCATION

Gretna is a popular market town located on the border of Scotland and England, approximately 10 miles north of Carlisle and 23 miles south east of Dumfries. The town benefits from direct access onto the A74(M) and A75 trunk road, providing good connectivity to the national road network.

The town has a population of 3,100 and a catchment population of 41,000. It is a popular tourist destination attracting large numbers of bus tours, further increasing the retail footfall.

The town benefits from excellent retail provision with the nearby Gretna Gateway Outlet Village being home to over 50 retailers including Nike, GAP, Ralph Lauren, Marks & Spencer and Next.

## RENT & LEASE TERMS

Rental offers in excess of **£18,000 + VAT per annum** are invited.

The property is available by way of a new Full Repairing and Insuring (FRI) lease, for a flexible term, incorporating a regular review pattern. Incentives may be available subject to the length of lease agreed.

## RATING ASSESSMENT

RV - £7,800. The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

## POTENTIAL EXTENSION

Planning permission has been granted for the construction of an adjacent unit, which would extend to a gross internal floor area of approximately 92.90 sq.m. (1,000 sq.ft.).

There is therefore scope to extend the existing unit, resulting in a total gross internal floor area of 202.60 sq.m. (2,180 sq.ft.) and thereby.

Construction of the extension is subject to agreed lease terms and Local Authority consents.

## SERVICES

Mains water, electricity and drainage.

## VALUE ADDED TAX

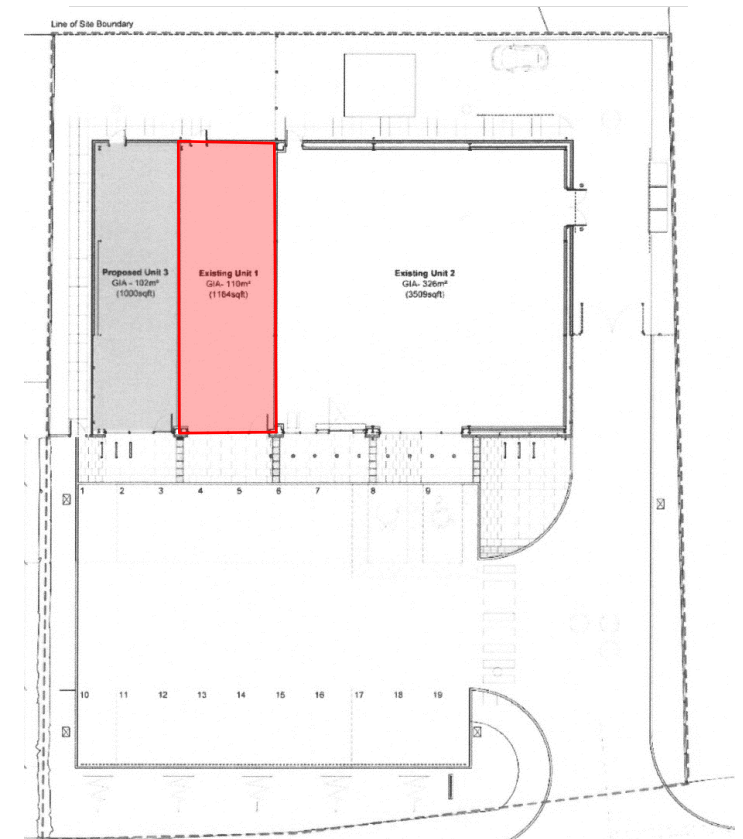
We are verbally advised that the property is VAT elected.

## LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the tenant will be responsible for LBTT, registration dues and VAT where applicable.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: B  
A copy of the EPC is available on request.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** | Fraser Carson | [f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk) | 01387 264333  
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