

RETAIL UNIT WITH PARKING - TO LET

Unit 3, 31 Annan Road, Gretna, DG16 5DH

**Mason
Partners**



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

Accommodation

Planning permission has been granted for this new build unit, set to be completed by Winter 2024 / Spring 2025. The property is situated adjacent to a Co-op and a recently let Indian restaurant, with convenient parking at the front.

The property will comprise the following approximate floor area:

Ground Floor NIA: 92.90 sq.m / 1,000 sq.ft

Terms

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

The adjoining property which is of a similar size has been assessed for rates as follows:

RV - £7,800. The property therefore qualifies for 100% rates relief under the small business bonus scheme.

Rent

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

Planning

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.

VAT

The property is registered for VAT.

Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in this transaction.

Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers/tenants will need to provide proof of identity and residence.

Viewing

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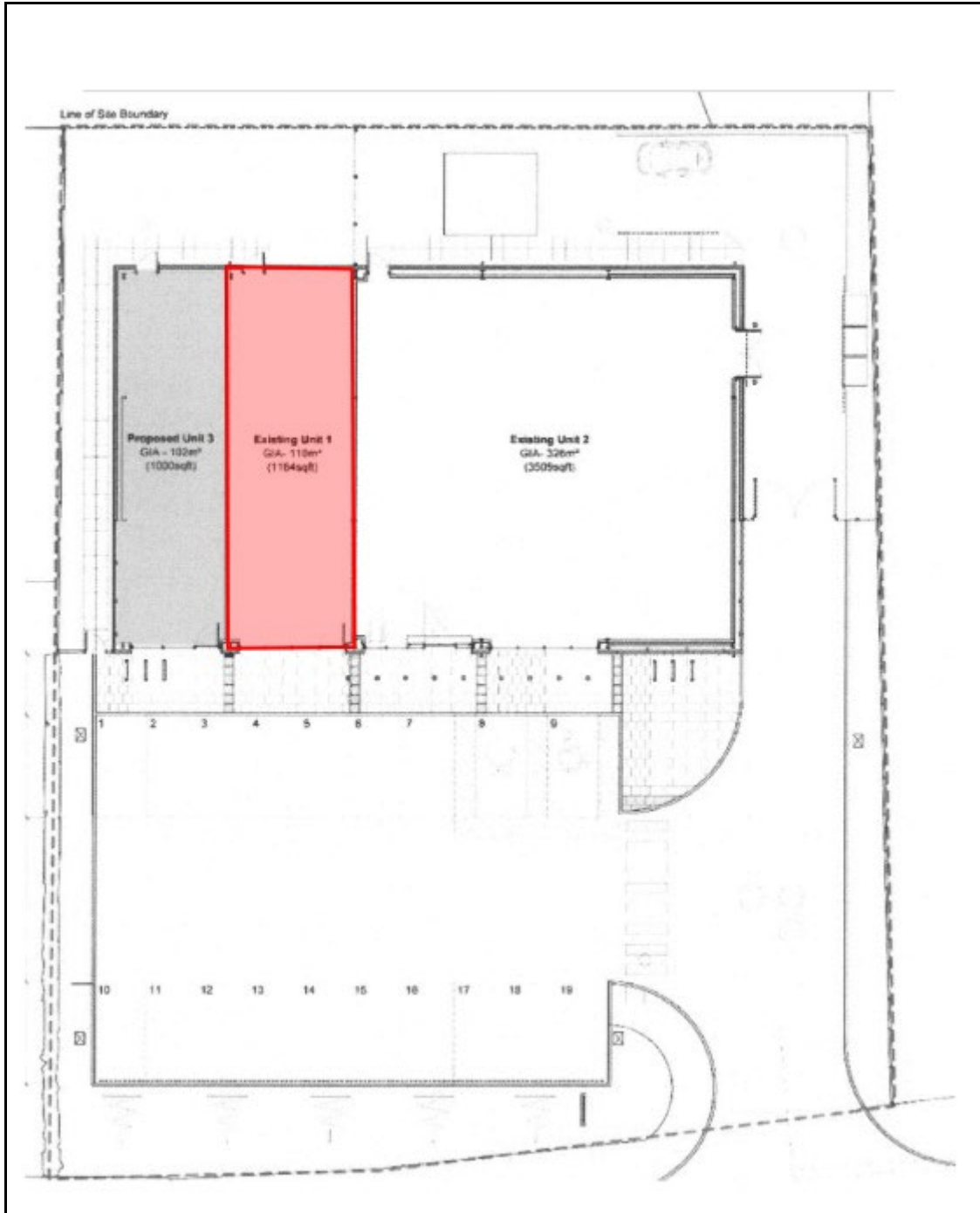
0151 227 1008

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