



Commercial building for business use for sale
Production Facility, High Street, Annan,
DG12 6EJ

www.cdrural.co.uk | T: 01228 792 299 | E: office@cdrural.co.uk

Property Details

Production Facility, High Street, Annan, DG12 6EJ

Guide Price

Whole - £150,000

Ground Floor - £95,000

Description

C&D Rural are proud to market this excellent opportunity to acquire a large commercial building in the centre of the historic town of Annan which offers fantastic potential for business use.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY





KEY FEATURES

- Excellent business opportunity
- Two loading bays
- First floor office with kitchen, printer rooms and toilets
- Electric heating and 3 phase electricity supply
- Central location with excellent visibility

Production Facility, High Street, Annan, DG12 6EJ

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Boasting a prime location with two access points from the main road, your business will thrive with increased visibility and easy accessibility for customers and clients alike. Two loading bays ensure efficient logistics, streamlining your operations and enabling seamless loading and unloading of goods.

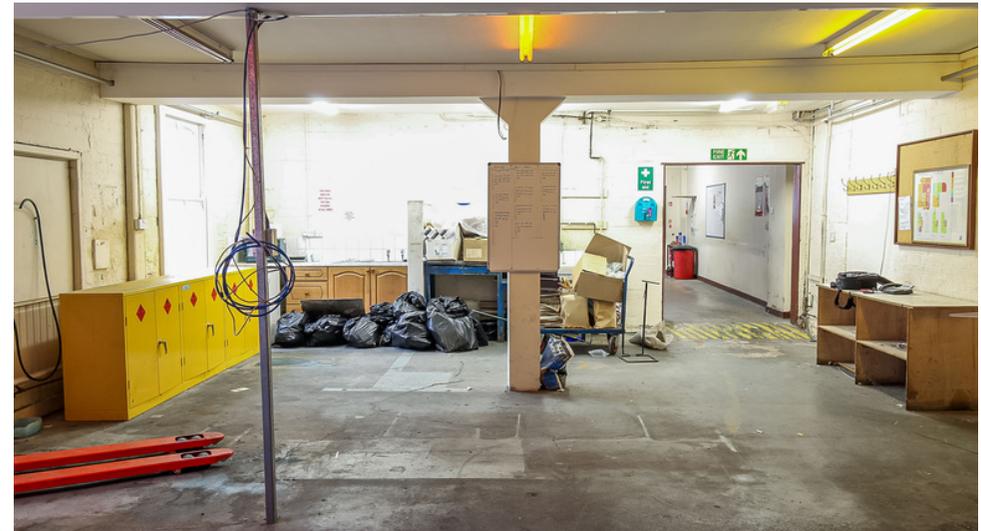
Upstairs there are two excellent office spaces with several working bays, printer room and server room. There is a generous sized staff kitchen with kitchen facilities, storage cupboard. Toilets are easily accessible on both floors.



Services

There is electricity and water supply within the building including both male and female toilets. The ground floor also benefits from electric storage heaters and commercial fans. The site benefits from 3 phase electricity supply.

The site is sold as a whole for a guide price of £150,000 however the ground floor is available at separate negotiation.

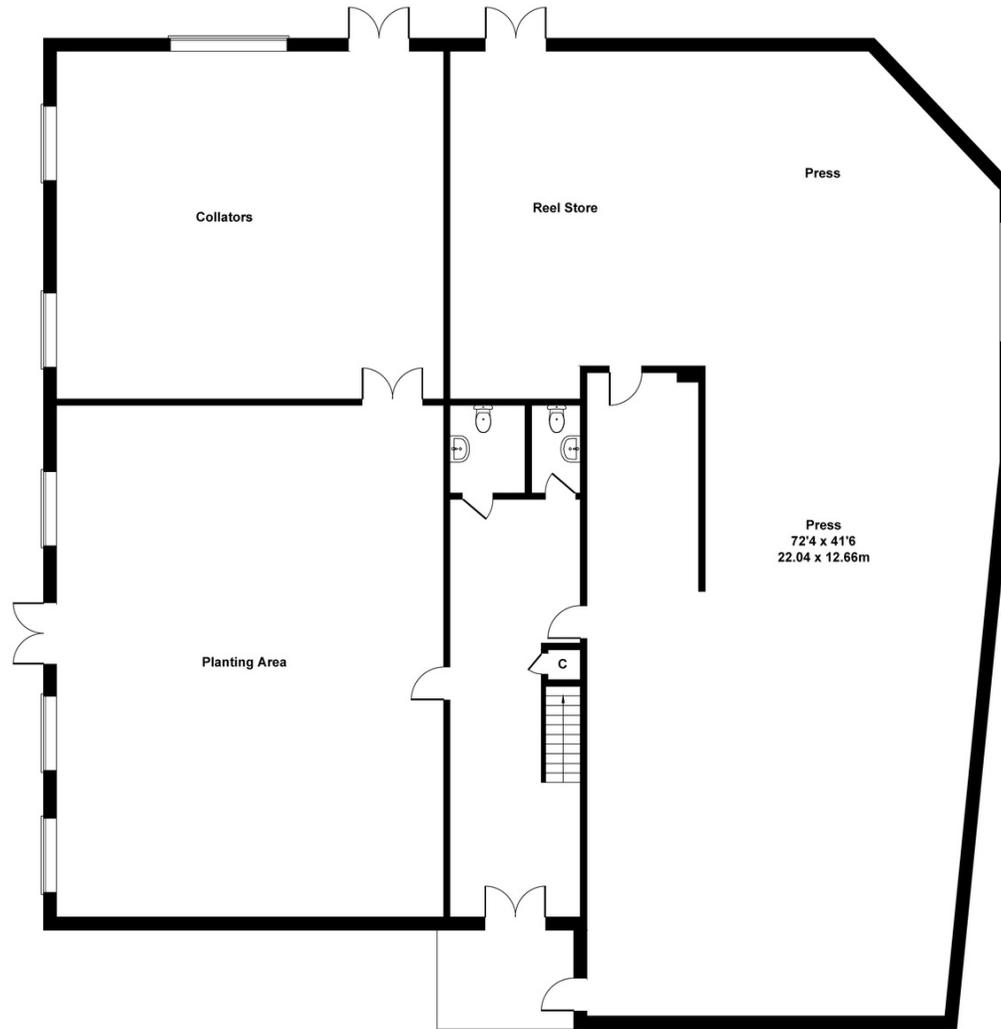




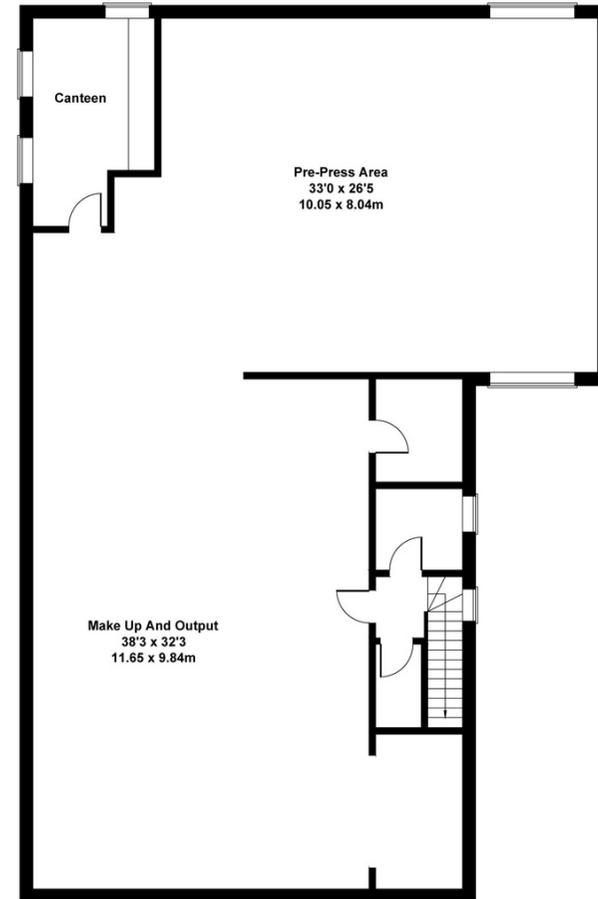


Paper Factory, 96-98 High Street, Annan, DG12 6EJ

Approximate Gross Internal Area
7104 sq ft - 660 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: C

Services: This production facility is serviced by mains water, electricity (3 phase electricity supply), drainage and electric heating.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000.

Solicitors: Wright Johnstone Mackenzie

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates—arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT



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- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given having taken all reasonable steps to avoid misleading or committing an offence. Nonetheless, such statements do not constitute any warranty or representation by the Vendor and are accurate only to the best of the present information and belief of the Vendor.
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