

# TO LET

## New Build Unit with Car Parking £20,000 per annum plus VAT



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

#### LOCATION

Situated in a prominent position on Annan Road, one of the main thoroughfares in Gretna. Gretna is a vibrant market town, positioned on the Scotland-England border, 10 miles north of Carlisle, and 23 miles southeast of Dumfries. With a resident population of approximately 3,100 and an extended catchment area of over 41,000 people, the town benefits from consistently high footfall. The nearby Gretna Gateway Outlet Village, home to over 50 major retailers, attracts significant visitor traffic, enhancing the area's retail appeal.

#### ACCOMMODATION

Planning permission has been approved for this new build unit with completion anticipated by Autumn 2025. The property is positioned adjacent to a well-established Co-op and a newly let Indian restaurant. On-site customer parking is available directly in front of the site.

The property will extend to 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.

#### RENT

£20,000 plus VAT per annum exclusive.

#### VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

#### SERVICE CHARGE

Service charge information available upon request.

#### 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.

#### PLANNING

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

#### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

#### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

#### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Sam Pearce of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400  
E-mail: mattkerrigan@hwapd.co.uk  
sampearce@hwapd.co.uk

Subject to Contract

Details Prepared February 2025





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

