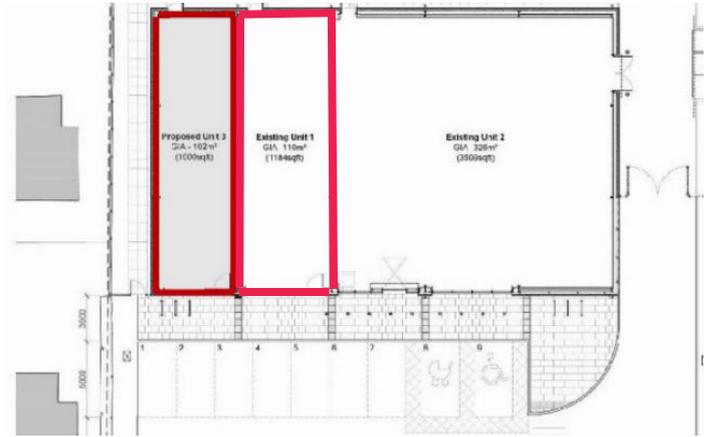


FREEHOLD INVESTMENT FOR SALE GROUND FLOOR RETAIL UNIT AND ADJOINING LAND

**Hitchcock Wright
& Partners**
CHARTERED SURVEYORS

Retail - £205,000
Adjoining Land - £50,000



UNIT 1, 31 ANNAN ROAD, GRETNA DG16 5DH

LOCATION

The property is situated on Annan Road in Gretna, Dumfries and Galloway, a predominantly residential settlement located at the Scottish border, accessible directly from Junction 22 of the M74 motorway. The B721 provides a direct link to the Gretna Green outlet village to the east and connects to the A75 trunk road to the west, ensuring good road connectivity to the wider region. The town also benefits from a mainline railway station providing services to both Glasgow and Carlisle.

Gretna has a resident population of approximately 3,100 and is well known as a destination due to the Gretna Green visitor attraction and the adjacent retail outlet village, both of which bring a consistent level of footfall to the area. The subject property is positioned on Annan Road within the local convenience catchment area and benefits from the immediate presence of a Co-op Food convenience store within the adjacent unit of the same block.

The surrounding area is predominantly residential, providing the Indian restaurant operator with an established local customer base. Shared car parking is provided to the front of the parade, offering ease of access for both dine-in and collection customers.

DESCRIPTION

The property comprises a ground floor commercial unit and forms part of a neighbourhood parade anchored by a Co-op Foodstore which sits prominently fronting Annan Road. The main access is from the front elevation via a double-glazed shop front and entrance door, with a

secondary access to the rear. The unit benefits from shared car parking to the front and a yard/bin store area to the gable and rear elevations. Internally, the property has been fully fitted as an Indian restaurant and provides a restaurant/bar area to the front with kitchen and toilet facilities to the rear, completed to a good quality & modern standard.

The investment also benefits from an adjoining plot where planning permission has been secured to develop a further unit of 1,000 sq. ft. A copy of the planning permission is available upon request.

FLOOR AREA

Ground Floor Retail:	1,108 Sq. ft.	(102.91 Sq. m)
Adjoining Land:	1,000 Sq. ft.	(92.9 Sq. m)

TENURE

The property is offered for sale on a freehold basis, subject to the existing occupational lease.

LEASING DETAILS

The premises is let on a full repairing and insuring lease for a term of 15 years from 11th December 2023, expiring 10 December 2038. The lease contains a stepped rent structure with the passing rent of £16,000 per annum for years one to three, rising to £18,000 per annum for years four and five. The lease is subject to five-yearly rent reviews geared to open market rental value thereafter.

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The lease includes tenant-only break options on the 5th and 10th anniversaries being 11th December 2028 and 11th December 2033 respectively. There are no Landlord break clauses.

PRICE

The Vendor is seeking offers for their freehold interest subject to and with the benefit of the lease in place in the sum of:

Retail:	£205,000 (Two Hundred and Five Thousand Pounds)
Adjoining Land:	£50,000 (Fifty Thousand Pounds)

VAT

All prices quoted are exclusive of but, may be subject to VAT at the prevailing rate.

INVESTMENT PROFILE

A purchase at this level reflects a net initial yield of 7.5% after allowing for purchaser's costs, based on the current passing rent of £16,000 per annum. The rent increases to £18,000 per annum from year four (December 2026), which equates to a net yield of 8.22% from that point onwards, providing a built-in income growth without reliance on market rental increases.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

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 Sam Pearce of Hitchcock Wright & Partners.

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

Subject to Contract

Details prepared March 2026

