

For Sale

139-141 Central Avenue
Gretna
DG16 5AQ

February 2019



Location

The property is located in Gretna, Dumfries & Galloway and is situated less than a mile from the Gretna Gateway Outlet Village, home to well known occupiers including Next, M&S, Nike, Pizza Express and Costa.

Served by the M74 and A75, Gretna has excellent access by road to Dumfries, the principle town of the county; Glasgow and the north and Carlisle and the south.

Description

The property is of traditional brick and blockwork construction under a pitched and slate-clad roof.

Accommodation

The subjects of sale is the ground floor only, consisting of the former main banking hall, managers office, book room, staff room, back office and W.C's

A floor plan can be made available upon request.

Floor Areas

The premises have been measured in accordance with RICS Code of Measuring Practice on an NIA basis.

Floor	Sq Ft	Sq M
Ground floor	1,148	106.64

Guide Price & Tenure

Offers over **£60,000** are sought for our client's heritable interest in the site. A closing date will be set.

Planning

The property has been operating as a bank, therefore we understand has Class 2 Planning Use, providing permitted change to Class 1 (Shops). Interested parties should make their own enquiries to the appropriate planning authority.

Rates

We understand the property has a rateable value of £7,350

Please note that it is the responsibility of the purchaser to conduct their own investigations into rating and rate liabilities.

Legal Costs

Each party will bear their own legal costs involved in this transaction

VAT

We understand the property is not elected for VAT therefore no VAT will be applicable on the purchase price.

EPC Rating

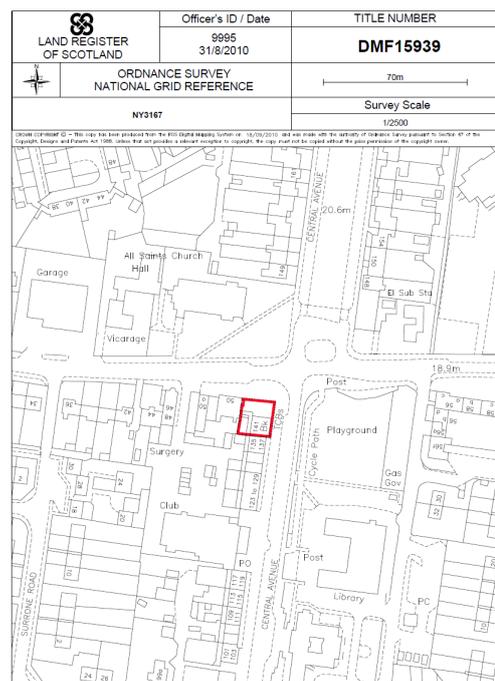
The property has an EPC Rating of "F" with a score of 88. The full Energy Performance Certificate is available upon request.

Viewings

We will conduct a number of open viewings at the property and to be kept updated with information on this please register your interest with Avison Young.

Legal/Title

The property extent forms part and portion of the subjects within the red line on the title plan below. DLA Piper Scotland LLP can be contacted for further clarity on title.



For further information or an appointment please contact:

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Avison Young

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Property ref: avisonyoung.co.uk/13513

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