

FOR SALE

Betting Shop / Redevelopment

Single-Storey Detached Unit

Open-Plan Layout

Located in Busy Retail Town

0.05 Acre Site

Qualifies for 100% Rates Relief

Asking Price: £70,000



WHAT 3 WORDS



97A CENTRAL AVENUE, GREYNA, DG16 5AQ

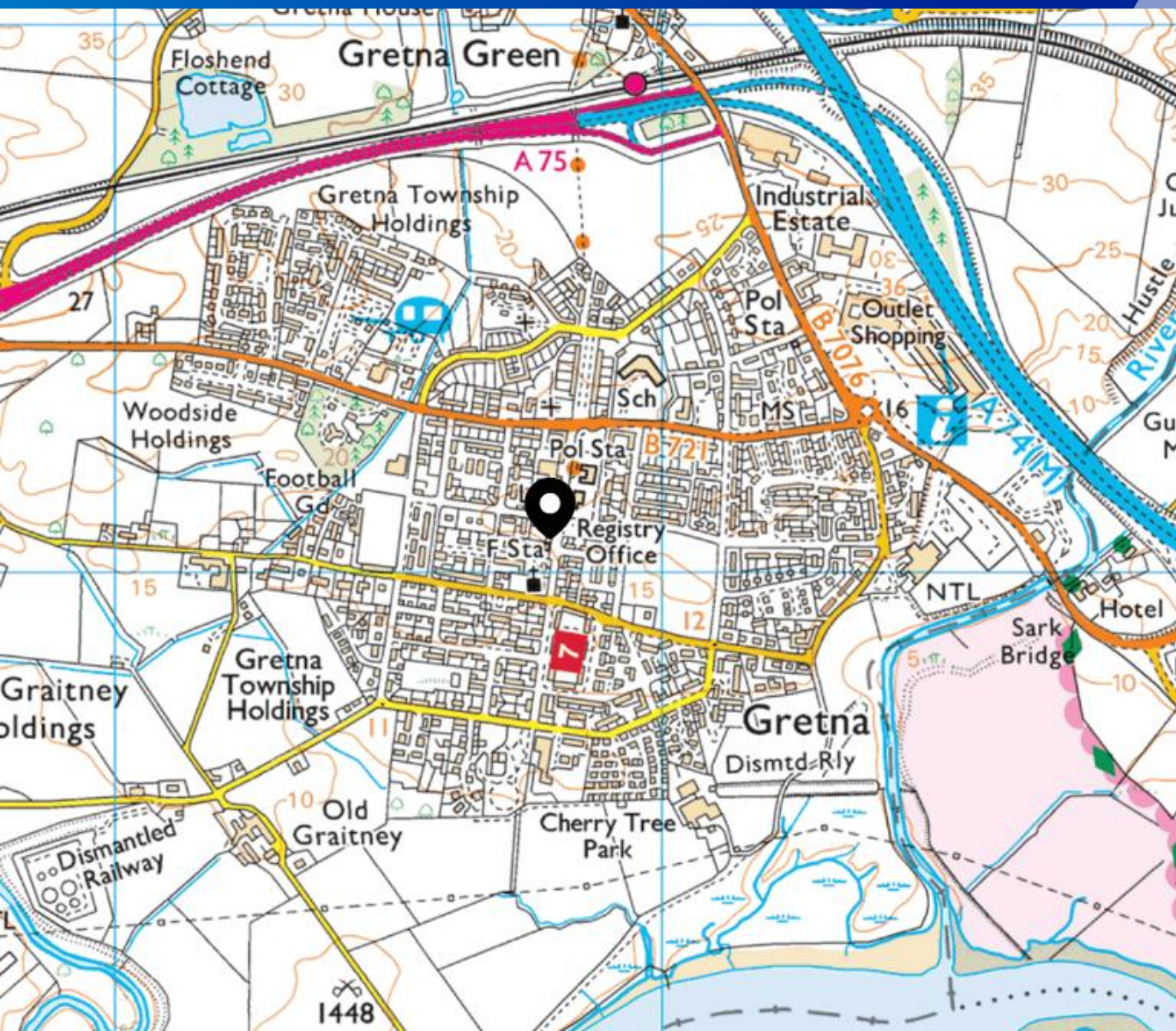
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Location

97A CENTRAL AVENUE, GREтна, DG16 5AQ



The subjects occupy a convenient position within a diverse mixed-use district.

Gretna, with a population of 3,100, is a popular market town located near the border between Scotland and England, approximately 10 miles north of Carlisle and 23 miles southeast of Dumfries.

The town benefits from direct access onto the A74(M) motorway, providing good connectivity both north and south. There is also a train station at nearby Gretna Green, which lies on the Carlisle to Glasgow line.

The town benefits from good retail provision, with Gretna Gateway Outlet Village being home to over 50 retailers including Nike, Gap, Ralph Lauren, Marks & Spencer, and Next. Gretna Green is also a popular wedding destination with a number of established venues and hotels.

The subjects are situated on the western side of Central Avenue, close to its junction with Union Road. The property is also located directly opposite one of the main free public car parks serving the town centre.

Neighbouring commercial occupiers in close proximity include a purpose-built doctor's surgery, purpose-built fire station, convenience store, professional offices, hot-food takeaways and general retail premises.

Former betting shop located within popular retail town



FIND ON GOOGLE MAPS



Description

97A CENTRAL AVENUE, GRETNA, DG16 5AQ



The property offers a ground floor betting shop with development potential.

The subjects comprise a detached single-storey commercial unit of cavity brick construction with a pointed external finish and timber weatherboard detail. The roof over is flat and laid to felt.

The internal accommodation extends to:

- Sales Area
- Kitchenette
- Male Toilets
- Female Toilets

The floors throughout are of solid concrete construction, with a mix of laminate and vinyl coverings. The walls are a mix of plaster on hard and pointed and painted. Ceilings in the sales area are suspended acoustic tile and lined and painted in the welfare facilities.

The property extends to the footprint of the building along with a modest area of ground to the rear.

From reference to online mapping software, the site is estimated to be approximately 0.022 Hectares (0.05 Acres).



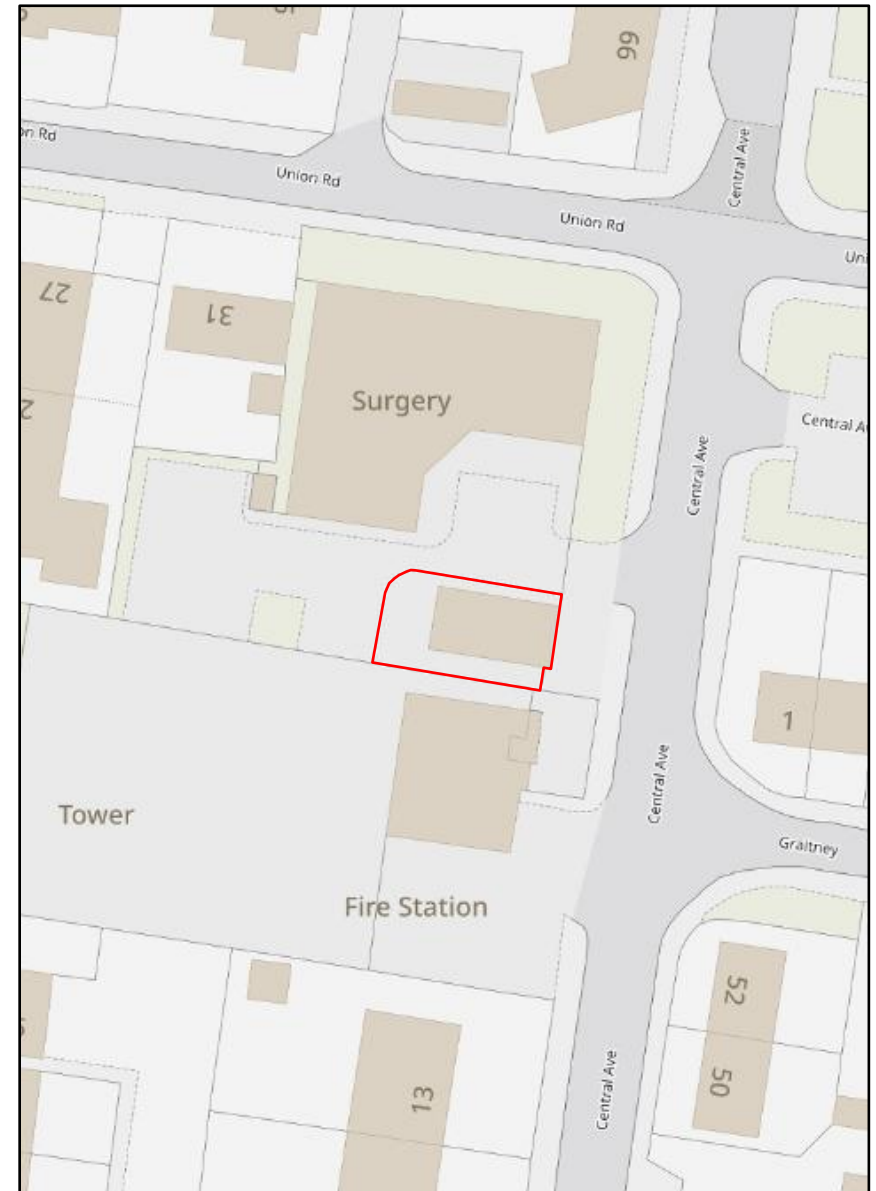
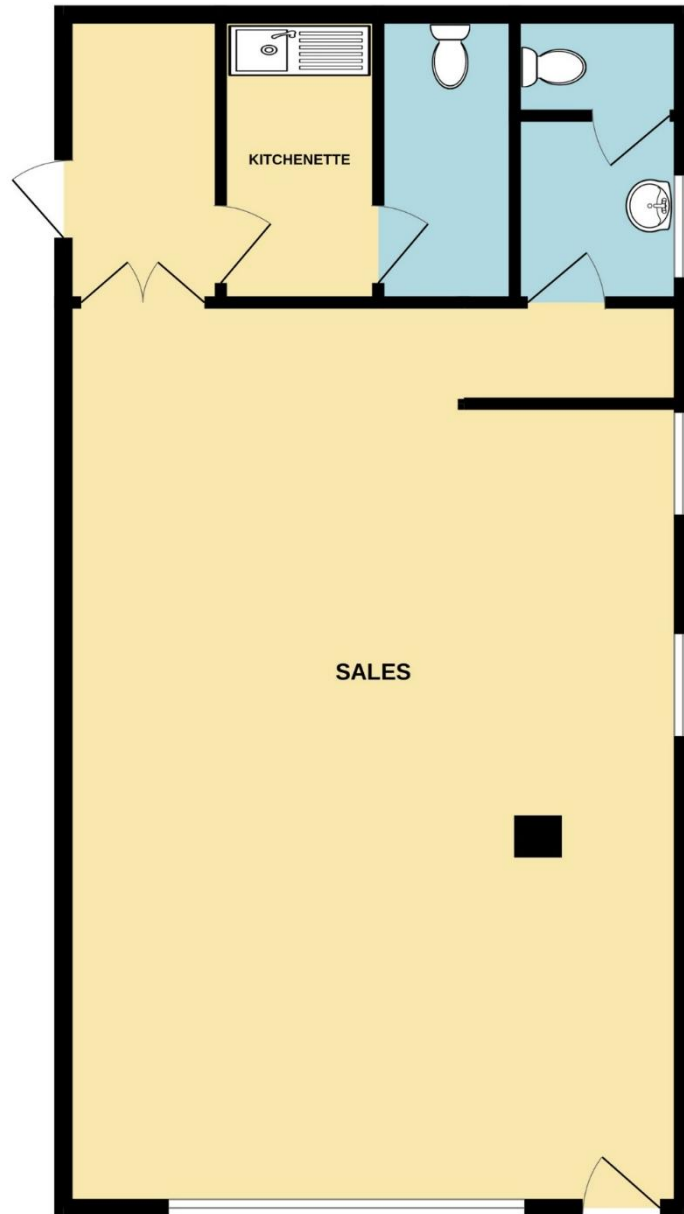
FLOOR AREA	m ²	ft ²
Ground Floor	68.47	737

The above floor areas have been calculated from on-site measurements and are stated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Plans

97A CENTRAL AVENUE, GRETNA, DG16 5AQ





Services

The property is connected to mains supplies of water and electricity. Drainage is assumed to be into the main public sewer.

Partial space heating is provided by wall mounted electric panel radiators.

Planning

We assume the subjects benefit from Sui-Generis consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property is however suited to alternative commercial use and potential redevelopment, subject to Local Authority consents.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

Energy Performance Certificate (EPC)

Energy Performance Rating: Pending
A copy of the EPC is available on request.

Rateable Value

RV - £4,400

The property therefore qualifies for 100% rates relief under the Small Business Bonus scheme, subject to occupier eligibility.

Price

Purchase offers around **£70,000** are invited for our clients' heritable interest.

VAT

We are verbally advised that the property is not VAT elected.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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