

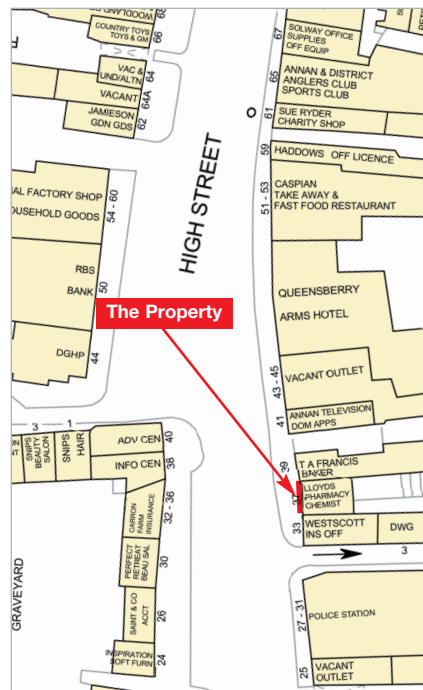
Annan **35 & 37 High Street** **Dumfriesshire** **DG12 6AD**

- **Heritable Shop Investment**
- To be let to Lloyds Pharmacy Limited
- New 20 year lease (1)
- No VAT applicable
- Rent Review 2016
- Rent to be Reserved
£12,000 pa

On the Instructions of



**SIX WEEK COMPLETION
AVAILABLE**



A schedule of works has been undertaken to this property

Tenure

Heritable.

Location

Annan is a market town located on the A75 between Dumfries (15 miles west) and Carlisle (15 miles south-east). Junction 22 of the A74(M) is some 8 miles to the west.

The property is situated in a Conservation Area on the south side of the High Street, the main retailing thoroughfare, close to the junction with Greencroft Wynd.

Occupiers close by include RBS, The Original Factory Shop, Haddows and Ladbroke's.

Description

The property is arranged on basement, ground and two upper floors. The ground floor provides a shop whilst the upper floor comprises self-contained accommodation with access from High Street

The property provides the following accommodation and dimensions:		
Gross Frontage	7.20 m	(23' 7")
Net Frontage	4.50 m	(14' 9")
Shop Depth	8.85 m	(29' 0")
Built Depth	23.60 m	(77' 5")
Basement	35.5 sq m	(382 sq ft)
First Floor	78.5 sq m	(845 sq ft)
Second Floor	31.0 sq m	(333 sq ft)

Tenancy

The entire property is to be let to LLOYDS PHARMACY LIMITED for a term of 20 years from completion at an initial rent of £12,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants (to be tenant insuring as long as Lloyds Pharmacy Limited remain tenants). In addition the lease provides for tenant's option to break at the tenth and fifteenth years of the term. (1)

Tenant Information

Lloyds Pharmacy is a community pharmacy chain with over 1,650 pharmacies across the UK. They employ approximately 17,000 staff and dispense over 151 million prescriptions annually. (Source: www.lloydspharmacy.com)
For the year ended 31st December 2009, Lloyds Pharmacy Limited reported a turnover of £1,740.517m, a pre-tax profit of £105.120m, a net worth of £29.565m. (Source: riskdisk.com 27.10.2010.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Viewings

The property can be inspected by appointment only. In this regard please email: william.shoebotham@allstop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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