

# DM HALL

On the Instructions of



## For Sale

**High Yielding  
Retail / Business  
Space Investment**

**Units 1-6 Kirtle  
Place, Gretna,  
DG16 5FF**



**167.22 sq m  
(1800 sq ft)**

# Property Details

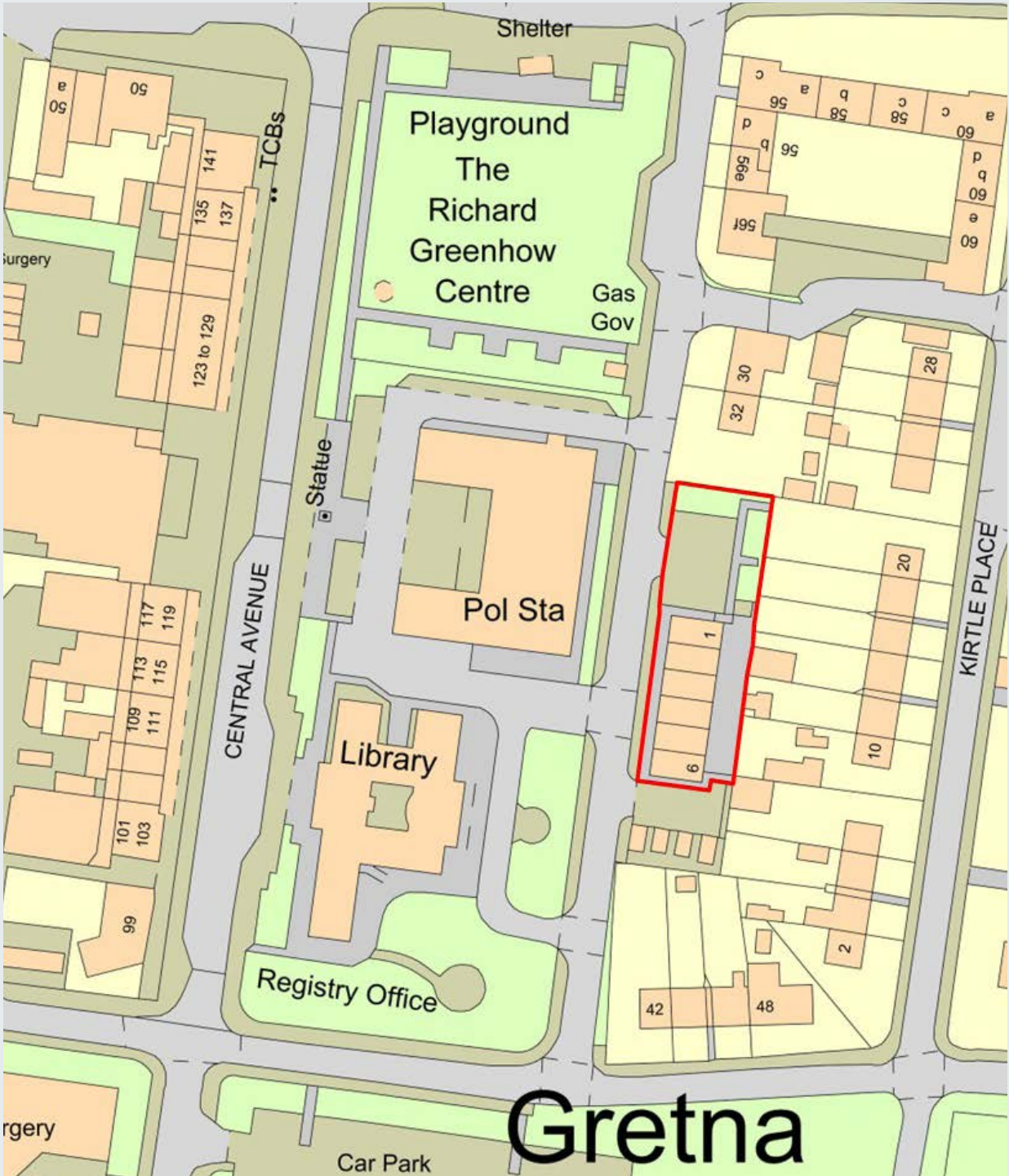
- Located in Gretna town centre
- Well-presented terrace of retail units
- Six units totalling 167.22 sqm (1800 sqft)
- Fully let producing a gross rent of £30,450 per annum
- 100% rates relief available on individual units
- Offers over £175,000 are invited
- Yield of 17.07%

## LOCATION

Kirtle Place is a mixed commercial and residential location in Gretna town centre, with the property positioned on its east side close to the junction with Annan Road next to the Gretna Registration Office and Library. Caledonia Park, a designer outlet centre, is a short distance from the property.

Gretna is located in the Dumfries and Galloway region and has a population of around 3,500 persons which swells significantly during tourist season. The town offers the following distances and drive times:

| Location | Distance | Time         |
|----------|----------|--------------|
| Carlisle | 10 miles | (22 minutes) |
| Dumfries | 23 miles | (32 minutes) |
| Glasgow  | 87 miles | (90 minutes) |



# Property Details

## DESCRIPTION

The business/retail units at Kirtle Place were built in 2013 by Scottish Enterprise and comprise of six units, currently fully let by five occupiers with two units having been merged in recent times.

## FLOOR AREAS

The six units at Kirtle Place extend to a total net internal floor area of 167.22 sqm (1800 sqft).

## RATING

Each of the six properties qualifies for 100% rates relief, subject to occupier status.

## TENANCY

The terrace is fully let at present to five tenants, producing a rent of £30,450 per annum plus a service charge, with a WAULT of 1.6 years. Full tenancy details are available on request.

## PRICE

Offers over £175,000 are invited, which is a yield of 17.07%, allowing for standard purchasing costs. The property is opted to tax, and the asking price is quoted exclusive of VAT, although it is envisaged that the sale will proceed by way of a TOGC.

## CLOSING DATE

A closing date may be set in due course. All interests should be lodged with the selling agents for updates. Please note that offers are subject to South of Scotland Enterprise board approval.

## EPC

EPC details available upon request.



# Property Details

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent.

## ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



## Make an enquiry

Anthony Zdanowicz  
07768 031297  
anthonyz@dmhall.co.uk

**DM Hall Commercial Department**  
Eldo House, Monkton Road  
Prestwick, KA9 2PB  
01292 268055

**DM HALL**



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**RICS**

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