FOR SALE
OFFICE

GRAHAM SIBBALD



Spring Bells, 40 Hospital Road,
Annan, DG12 5HP

- Cellular office premises with high quality fit-out
- Dedicated outdoor space
- Alternative uses considered
- Potential for 100% rates relief

LOCATION

Annan is situated within the Dumfries & Galloway Council area and has a resident population of approximately 8,695 persons (2022 Census), serving a significantly wider rural catchment across Annandale and the surrounding settlements.

The town is by-passed by the A75 trunk road, with motorway access (A74(M)) at Gretna to the east via the A75 trunk road. The A75 west provides access to the Ferry Terminal at Cairnryan.

The subjects are situated on the north side of Hospital Road within an established residential area, located in the north-eastern part of the town and convenient for local amenities, schools and transport links.



DESCRIPTION

The subjects comprise a standalone single storey building constructed circa 1900's.

The premises are of red ashlar sandstone construction with polished stonework to the surrounds of the windows and external door openings.

There are single storey annex extensions provided centrally on the eastern, southern and western elevations and house the toilet block, entrance vestibule and plantroom, which are of similar construction to the main building.

Internally the premises comprise an entrance lobby, office/meeting room, office rooms and ancillary.

ACCOMMODATION

Ground Floor	1,218 Sq Ft	113.15 Sq M

RATEABLE VALUE

The current rateable value is £4,900.

The current Uniform Business Rate for the financial year 2026/27 is 48.1p per pound of Rateable Value excluding water and sewerage charges.





VAT
The purchase price quoted is exclusive of VAT.

VAT is currently payable upon the purchase price and any other charges.

ENERGY PERFORMANCE CERTIFICATE
Certificate available upon request.

QUOTING PRICE
On Application

TENURE
Freehold

LEGAL COSTS
Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance for of doubt, the purchaser will be responsible for Land and Building Tax (LBTT), registration dues and any VAT payable thereon.



To arrange a viewing please contact:



DEANNA HUGHES
Deanna.Hughes@g-s.co.uk
07771 066 816



FRASER LANG
Fraser.Lang@g-s.co.uk
07803 896 978

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: October 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICs regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.