



22 Dalrymple Street, Stranraer, DG9 7ER

- Ground floor retail unit
- Prominent location
- Potential for 100% rates relief
- 90.04 sq m (969 sq ft)

The subjects comprise a mid-terraced retail property within a three-storey building of cavity brick construction surmounted by a pitched and tiled roof.

Entrance is from Dalrymple Street directly via a single pedestrian door of PVC double glazed nature, within a wider shopfront of modern PVC double glazing.

Floors are of solid construction overlaid in laminate whilst internal walls are of plasterboard type, finished in paint with ceilings plastered on hard in a painted textured finish.

There are separate male and female WC facilities in addition to a modern staff kitchen.

Further egress is available to the rear car park providing an additional loading bay. Heating is of modern electric type with lighting being of LED throughout. There is a modern fire alarm system present.



LOCATION

The subjects are situated within Stranraer which is situated within the Dumfries & Galloway Council area and has a resident population of circa 11,000 persons (Census 2022). Stranraer is situated approximately 52 miles south of Ayr and 67 miles west of Dumfries.

The subjects are located on the west side of Dalrymple Street bound by Hanover Street to the north and Dalrymple Court to the south.

Surrounding occupiers are mainly residential in nature, however nearby commercial occupiers include Michelle's Beauty Corner.

Plentiful on-street parking is available to the front and rear of the premises.

SIZE

Floor	Sq Ft	Sq M
Ground	969	90.04

RENT

£8,000 per annum.

TENURE

Leasehold. The premises are offered on Full Repairing and Insuring terms.

RATES

The current rateable value is £4,625. The current Uniform Business Rate for the financial year 2025/2026 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Retail.

VAT

The rental price quoted is exclusive of VAT. VAT is not currently payable upon the rental price and any other charges.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

EPC

EPC rating 'C'. Certificate available on application.

To arrange a viewing 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 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.
5. A list of Partners can be obtained from any of our offices.