



21 George Street, Stranraer, DG9 7RJ

Prominent Corner Position

- Ground & 1st Floor
- Rear Loading
- 6,230sq ft
- Rent: o/o £30,000p.a.x.
- Price: o/o £285,000

LOCATION

The property is situated on the south side of George Street, at its junction with South Strand Street within the town of Stranraer. George Street is the primary retailing street within Stranraer Town Centre, with the subject property occupying a prominent position on its south side between its junctions with Queen Street and South Strand Street and set amongst an array of national and local occupiers including WH Smith, Santander, Subway, VPZ and Superdrug, amongst others.

Stranraer is located within the Dumfries and Galloway region, around 45 miles south of Ayr, 90 miles south west of Glasgow and 73 miles west of Dumfries, lying at the convergence of the A77 and A75 road routes. The town has a population of around 11,000 persons rising to around 35,000 persons within a 10- mile radius, increasing significantly during the tourist season.

PROPERTY

The property forms a prominent corner commercial retail space over ground and first floor of steel framed construction surmounted by a pitched roof with common rear loading and parking.

The space benefits from a large aluminium framed and glazed frontage with recessed aluminium framed and glazed doors on George Street.

Internally the property is fitted out in accordance with the former tenants corporate specifications with carpeted and laminated timber flooring throughout, with partitions to the rear forming store room and loading area. The upper floor is accessed via a single staircase offering ancillary storage, office, staff room and w.c. facilities.



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SERVICE CHARGE

The property has been calculated to extend to the following internal area;

Ground: 421.85sqm (4,540sq ft)
1st: 156.96sqm (1,689sq ft)
Total: 578.81sqm (6,230sq ft)

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £30,000p.a.x.

SALE

The property is available on a freehold basis for o/o £285,000

V.A.T.

Prices quoted are exclusive of V.A.T

E.P.C

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction



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TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.