

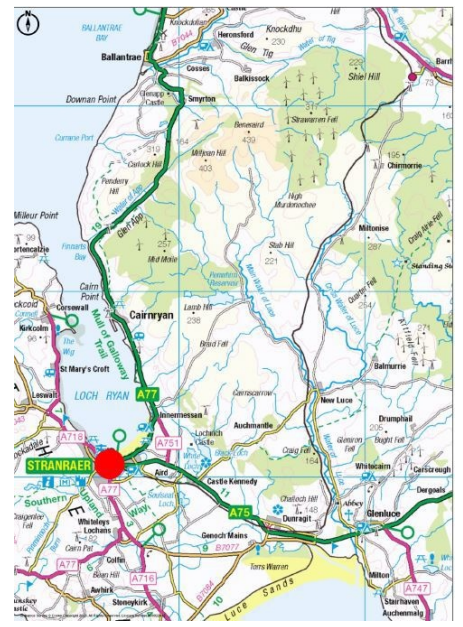


## 1 Bridge Street, Stranraer, DG9 7JA

- Ground floor retail unit with fully glazed return frontage
- Prominent town centre location
- Potential for 100% rates relief
- 37.10 sq m (396 sq ft)

The subjects comprise a ground floor mid-terrace retail/office property within a three-storey building of cavity brick construction.

The property has full ceiling to floor glazed return frontage and is accessed via a single timber passenger door which is located just off Bridge Street on a pedestrianised lane running adjacent.



## LOCATION

The subjects are situated on the North side of Bridge Street within the town centre of Stranraer, forming part of an established mixed residential and commercial area. Bridge Street connects directly with Sun Street and Hanover Street, providing convenient access to the town's primary retail and service amenities.

Surrounding properties comprise a mixture of residential dwellings together with a range of local traders and town centre businesses, such as Royal Bank of Scotland, Hays Travel and Urquhart Opticians.

On-street parking is available in the immediate vicinity of the property, with additional public parking provision available nearby within the town centre.

## SIZE

Floor	Sq Ft	Sq M
Ground Floor	396	36.79
ITZA	379	35.21

## RENT

£5,200 Per Annum

## TENURE

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

## RATES

The current rateable value is £4,750. The current Uniform Business Rate for the financial year 2025/2026 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

The Rateable Value will reduce to £4,200 from 1 April 2026.

## USE CLASS

Retail

## VAT

The rental is quoted exclusive of VAT. VAT is currently payable upon the rent and any other charges.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

## EPC

EPC rating 'D'. Certificate available upon request.

## To arrange a viewing contact:



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## IMPORTANT NOTICE

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6. Date of Publication: March 2026

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