



**7 South Strand Street, Stranraer, DG9 7JE**

**Town centre location**

- Large Frontage
- Private Car Park To Rear
- Ground & 1st Floor
- Held on F.R.I Lease
- Expiry April 2031
- Passing £10,000p.a.x
- Increasing to £13,000p.a.x in 2028
- From 2030: Rent increase to £15,000p.a.x
- Sale: o/o £95,000

#### LOCATION

South Strand Street is set close to the primary retailing street within Stranraer Town Centre, with the subject property occupying a prominent position on its west side between its junctions with Queen Street and George 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 2 storey commercial development of traditional construction surmounted by a pitched roof. The property benefits from a prominent glazed frontage with large display window with single partially recessed entrance door. Internally the property is presented in a good condition with floors overlaid in carpet and laminated timber with lighting provided by way of recessed strips within the suspended ceiling.

Access to the upper floor is via a single staircase to the rear with staff tea prep, stores and w.c. facilities.

#### AREA

Ground: 121.07sqm (1,303sq ft)  
1st: 49.58sqm (534sq ft)

Total: 170.68sqm (1,837sq ft)





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## LEASE SUMMARY

The property is held on a full repairing and insuring head lease expiring 2031 to Bolton Phones Ltd t/a "iFix Repair" at a passing rent of £10,000p.a.x increasing to £13,000p.a.x in April 2028 increasing to £15,000p.a.x from 2030 until expiry. The seller holds a deposit of £2,500

## SALE

The property is available on a freehold basis for o/o £95,000

## V.A.T.

The vendor has opted to waive their option to tax, as such the transaction will be treated as a Transfer of a Going Concern (ToGC). Further information available on request.

## LEGAL

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

## VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.

## TSA Property Consultants

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## Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

## 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.