

LEWIS STREET

STRANRAER, DG9 7AJ



Former Bus Depot - Industrial warehouse, ancillary office building & yard space available for sale in Stranraer, Scotland.

INDUSTRIAL - FOR SALE

17,200 SQ FT

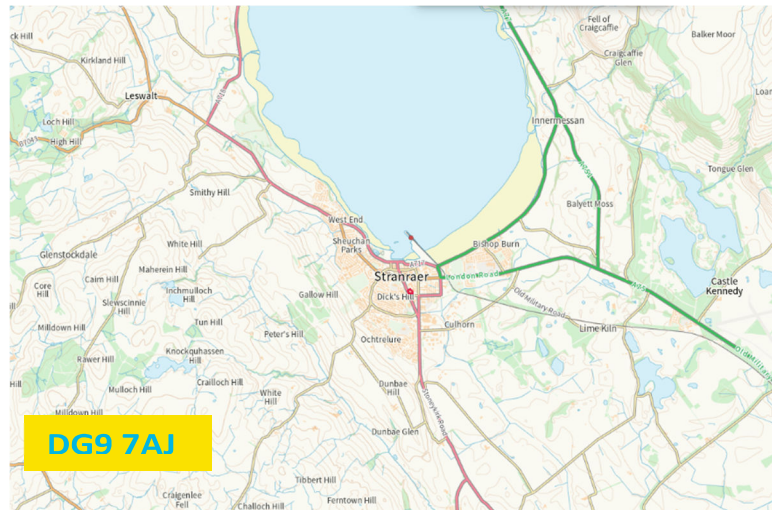
(1,598 SQ M)

- Close proximity to Stranraer town centre
- Easy access to A75 & A77
- 3 roller shutter doors
- 5m eaves height
- May be suitable for alternative uses (subject to planning permission)

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OVERVIEW

GIA total	17,200 sq ft
Site Area	0.38 ha (0.94 ac)
GIA Warehouse	15,910 sq ft (incl. Bmt)
GIA Office	1,290 sq ft
Price	On application
EPC Rating - Warehouse	C (41)
EPC Rating - Office	F (90)
Rateable Value	£20,100 (£10,010 payable)



DESCRIPTION

The property was formerly used as a bus depot, with a warehouse alongside a detached building providing office accommodation and staff facilities. The property benefits from a concrete yard area to the front facing Lewis Street.

The warehouse elevations are constructed of brick or metal cladding, whilst the pitched roof is of steel truss construction with metal cladding incorporating translucent skylights. Internally, the warehouse has a concrete floor and includes vehicle inspection pits. It is sub-divided into two sections and extends to 15,139 sq ft at ground floor level, with a 771 sq ft basement used for storage and staff. There are 3 large steel roller shutter doors and the eaves height is approximately 5m.



LOCATION

Stranraer is a port town located in South-West Scotland, approximately 86 miles south-west of Glasgow, 129 miles south-west of Edinburgh, 73 miles west of Dumfries and 110 miles west of Carlisle. Cairnryan is some 6 miles to the north, providing a key ferry link to Northern Ireland.

The property is located on a prominent position on Lewis Street, a key arterial route into Stranraer town centre from the south. The local area is primarily residential in character, although there is a cluster of industrial and trade counter occupiers in close proximity at Commerce Road Industrial Estate. The property has good road connections with easy access to the A77 and A75, providing access to the rest of Dumfries & Galloway to the north and east respectively, with the A75 linking directly to A74(M) to the east, the main motorway linking West Central Scotland and North-West England. The property is located approximately 0.2 miles from the town centre of Stranraer.

Nearby commercial occupiers include Lactalis McLelland Cheese, Jewson Building Materials, Home to Home Furnishers and Travis Perkins.

VIEWING & FURTHER INFORMATION

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