



23-29 George Street, Stranraer, DG9 7RY

Town centre location

- Large Frontage
- Rear Loading
- Private Car Park To Rear
- Ground & 1st Floor
- Well Presented
- 2,650sq ft
- Rent: £20,000p.a.x

LOCATION

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.

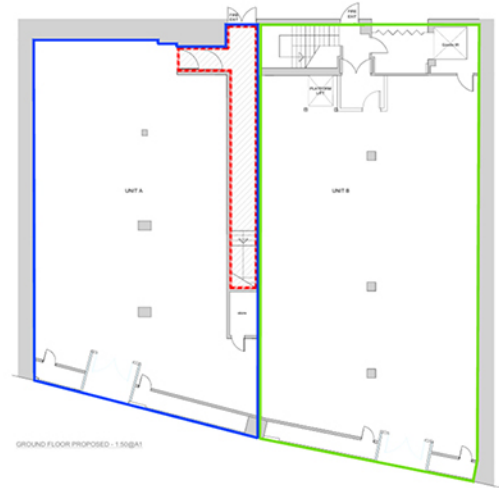
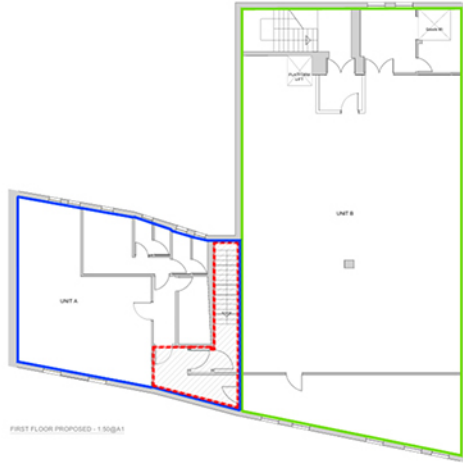
PROPERTY

23-29 George Street is the former 'M&Co' retail sales unit comprising of a double, interlinking and mid-terraced retail unit with extensive window display on to George Street. The retail unit is well-presented with two separate open plan retail sales areas on the ground floor with access on to a shared service yard, to the rear of the property. A staircase provide access to the to first floor, which consists of further retail space, stores and ancillary accommodation

AREA

Ground: 185.8sqm (2,000sq ft)
1st: 60.39m (650sq ft)

Total: 246.19sqm (2,650sq ft)



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NAV/RV

The property has been assessed and entered onto the valuation roll with the following NAV/RV

To be re-assessed

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £20,000p.a.x

V.A.T.

The property has been elected for V.A.T.

LEGAL

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

TITLE

Available on request



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TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

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.