

Office, Retail  
**TO LET / FOR SALE**



## 5 Castle Street, Stranraer, DG9 7RR

Office / Retail To Let or For Sale, Stranraer

### Summary

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	2,341 sq ft / 217.49 sq m
<b>Rent</b>	£25,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

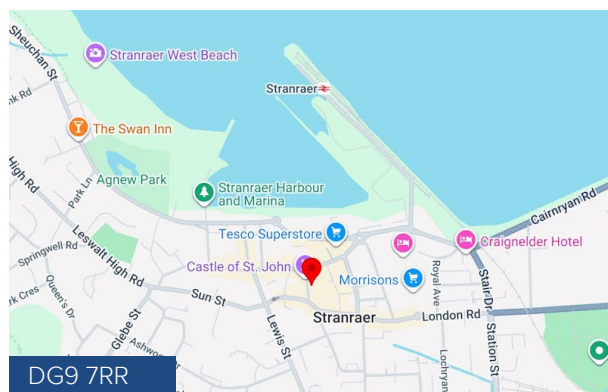
- Prime Town Centre Location
- Ground Floor Retail
- Lease Incentives Available
- Sale: P.O.A.
- Rear Loading Yard
- 2,341sq ft
- Rent: £25,000p.a.x.

## Summary

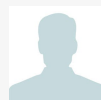
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## Description

Prominent town centre retail unit extending to approximately 2,341 sq ft, located on Castle Street in Stranraer. The ground floor premises benefits from a large glazed frontage, open plan retail space, rear office and staff facilities, along with access to a dedicated loading bay and shared rear yard. Positioned within a busy retail pitch close to a number of national operators, the property is available to let on a new FRI lease at £25,000 per annum with lease incentives available. The freehold may also be available, price on application.



## Viewing & Further Information



**Will Rennie**

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**TSA** Property Consultants

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5 Castle Street, Stranraer, DG9 7RR

Prime Town Centre Location

- Rear Loading Yard
- Ground Floor Retail
- 2,341sq ft
- Lease Incentives Available
- Rent: £25,000p.a.x.
- Sale: P.O.A.

**LOCATION**

The property is situated on the east side of Castle Street, south of its junction with Charlotte Street within the town centre of Stranraer. Stranraer is Scotland's main passenger port town linking both Northern and the Republic of Ireland.

Stranraer lies on the shores of Loch Ryan, on the northern side of the isthmus joining the Rhins of Galloway to the mainland. Stranraer is Dumfries and Galloway's second-largest town, with a population including the surrounding area of nearly 13,000. Neighbouring occupiers include Superdrug, Subway, Santander and the Stranraer Library.

**PROPERTY**

The property comprises the ground floor of a 2 storey commercial development rendered and painted with a new bituminous felt roof, completed in 2018 with a 10yr guarantee.

Offering a prominent aluminium framed and glazed frontage, the property benefits from double door access to the open plan retailing space, lighting is provided by way of fluorescent and L.E.D panels recessed within the suspended ceiling. A partition has been erected to the rear, behind which the loading bay, small office and w.c. facility along with access to common loading yard.

Floors are of concrete construction overlaid by commercial linoleum with heating and cooling provided by way of ceiling recessed air conditioning units with rear mounted units.

**AREA**

The property extends to the following net internal areas:

Ground: 217.5sqm (2,341sq ft)



## 5 Castle Street, Stranraer, DG9 7RR

## Prime Town Centre Location

### RENT

The property is available on a new full repairing and insuring head lease for £25,000p.a.x.

### SALE

Our client may consider disposing of their freehold interest in the subjects, price on request

### V.A.T

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

### VIEWING

Available via appointment through the marketing agent

### TITLE

Available on request

### LEGAL

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

### TSA Property Consultants

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**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.