FOR SALE
OFFICE

GRAHAM SIBBALD



Thistle Croft, Thistle Street,
Stranraer, DG9 7HU

- 2 storey modern cellular office premises with high quality fit-out
- Town centre location with dedicated parking
- DDA compliant with passenger lift
- 2,450 sq ft (227.61 sq m)

LOCATION

Stranraer is located within the Dumfries & Galloway Council area and is the second largest town in the region. According to the 2022 Census, the town has a resident population of approximately 9,750 persons.

The town lies approximately 50 miles southwest of Ayr and 72 miles west of Dumfries. The A75 trunk road provides direct access eastwards to the A74(M) motorway at Gretna, linking the town to the wider Scottish and UK motorway network.

The subjects occupy a town centre location to the east of Stranraer's principal retailing area. More specifically, the property is situated on the southern side of Thistle Street, a one-way thoroughfare linking St John Street and Bellevilla Road.



DESCRIPTION

The premises comprise a standalone purpose built two storey building, constructed circa 2006. The property appears to be of steel frame and cavity brick wall construction with an external render to the rearmost areas of the property.

The premises are arranged over ground and first floor and comprise:

Ground Floor:
Double height main entrance foyer/reception, circulation corridor, main reception office, consultation room, office, staff meeting room, food storeroom, cleaner's cupboard, kitchen, female, male and accessible toilet and platform lift.

First Floor:
3 consultation rooms, staff meeting room, staff kitchen, female and male toilets, platform lift and electrical plantroom.

ACCOMMODATION

Ground Floor	1,420 Sq Ft	131.92 Sq M
First Floor	1,030 Sq Ft	95.69 Sq M
Total	**2,450 Sq Ft**	**227.61 Sq M**





VAT
The purchase price quoted is exclusive of VAT.

VAT is currently payable upon the purchase price and any other charges.

ENERGY PERFORMANCE CERTIFICATE
EPC rating 'D'. Certificate available upon request.

QUOTING PRICE
On Application

TENURE
Freehold

LEGAL COSTS
Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance for of doubt, the purchaser will be responsible for Land and Building Tax (LBTT), registration dues and any VAT payable thereon.

RATEABLE VALUE
The current rateable value is £17,800.

The current Uniform Business Rate for the financial year 2026/27 is 48.1p per pound of Rateable Value excluding water and sewerage charges.



To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICs regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.