BRITTON PROPERTY

To Let / May Sell

21 George Street
Stranraer DG9 7RJ



Prime Corner Retail Unit
Rear Loading / Parking
Rent: o/o £37,500pa
Price: On application
NIA: Ground 4,540 sq ft / First Floor 1,689 sqft

Location

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. 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.

The property is situated on the southside of George Street, at its junction with South Strand Street within the town of Stranraer. 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 Specsavers, Santander, Subway, VPZ and Superdrug.

Accommodation

The premises comprise a prominent corner retail unit arranged over ground and first floors and benefits from common rear loading and parking.

The premises extend to the following approximate areas:

Ground Floor: 4,540 sq ft / 421.85 sqm
First Floor: 1,689 sq ft / 156.96 sqm

Rent

o/o £37,500pa

Lease

The subjects are available on a new FRI lease.

Price

On application.

Rates

Rateable Value: £52.250
UBR (2023/24): £0.545
Rates Payable: £28,476

Planning

The subjects currently benefit from Class 1A consent.

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EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.





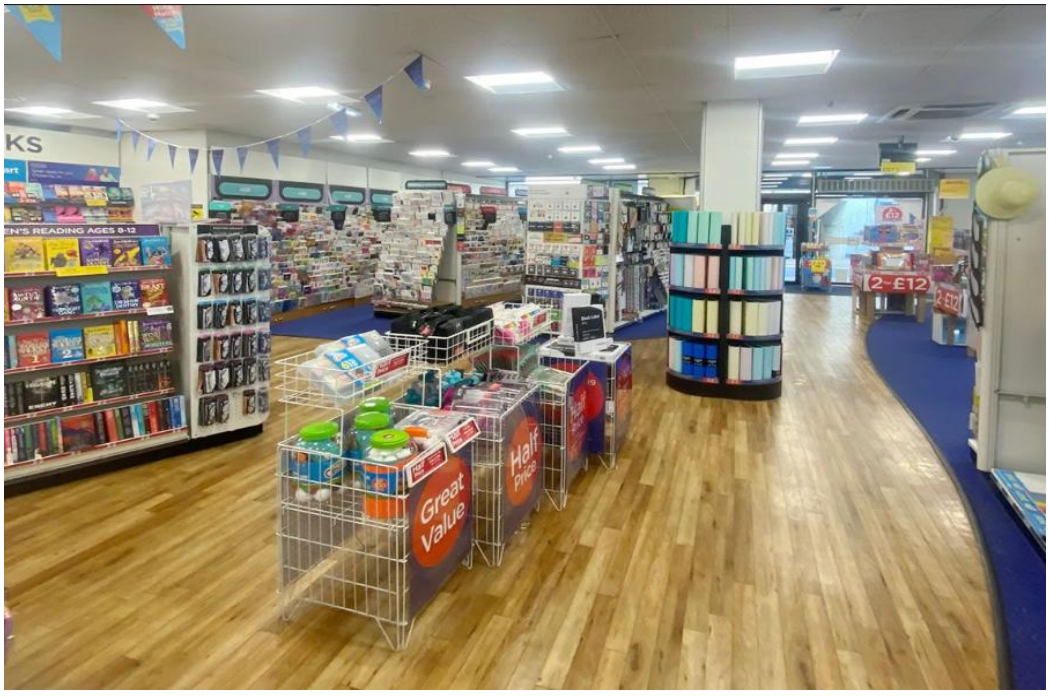
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Viewing strictly by appointment with BRITTON PROPERTY

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