High Street Retail

FOR SALE

TSA Property Consultants



7-9 South Strand Street, Stranraer, DG9 7JE

Town Centre Retail Investment 10%+ Yield Expiring 2031

Summary

Tenure	For Sale
Available Size	1,837 sq ft / 170.66 sq m
Price	Offers in excess of £95,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

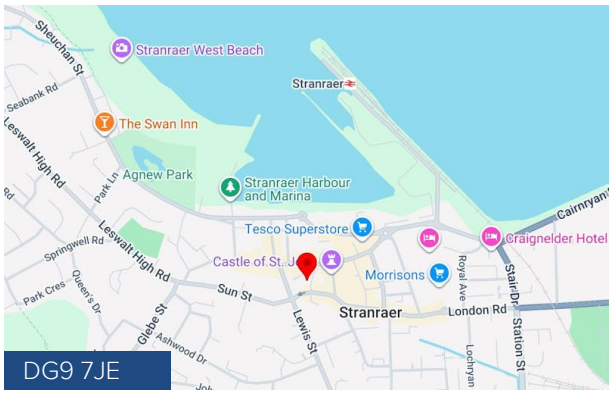
Key Points

- Town centre location
- Ground & 1st Floor
- Expiry April 2031
- Increasing to £13,000p.a.x in 2028
- Private Car Park To Rear
- Held on F.R.I Lease
- Passing £10,000p.a.x
- From 2030: Rent increase to £15,000p.a.x

7-9 South Strand Street, Stranraer, DG9 7JE

Summary

Available Size	1,837 sq ft
Price	Offers in excess of £95,000
Business Rates	Upon Enquiry
VAT	Applicable. Transfer of a going concern
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Description

The property forms a 2 storey commercial development of traditional construction surmounted by a pitched roof. The property benefits from a prominent glazed frontage with large display window with single partially recessed entrance door. Internally the property is presented in a a good condition with floors overlaid in carpet and laminated timber with lighting provided by way of recessed strips within the suspended ceiling.

Access to the upper floor is via a single staircase to the rear with staff tea prep, stores and w.c. facilities.

Area

Ground: 121.07sqm (1,303sq ft)
1st: 49.58sqm (534sq ft)

Total: 170.68sqm (1,837sq ft)

Lease Summary

The property is held on a full repairing and insuring head lease expiring 2031 to Bolton Phones Ltd t/a “iFix Repair” at a passing rent of £10,000p.a.x increasing to £13,000p.a.x in April 2028 increasing to £15,000p.a.x from 2030 until expiry. The seller holds a deposit of £2,500

Location

South Strand Street is set close to the primary retailing street within Stranraer Town Centre, with the subject property occupying a prominent position on its west side between its junctions with Queen Street and George 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.

Viewing & Further Information

Will Rennie
07581396092 | 0141 237 4324
will@tsapc.co.uk

Jas Aujla
07810 717 229
jas@tsapc.co.uk

TSA Property Consultants

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 29/08/2026