



## Prime Retail Unit - Potential to be sub-divided

**Rent: £55,000 pa / Price: £500,000**

**NIA: Ground 4,700 sq ft / First 3,493 sqft**

### 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.

### Accommodation

The premises comprises 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 and service lift provide access to the first floor, which consists of further retail and ancillary space.

The premises extend to the following approximate areas:

\*Ground Floor: 4,700 sq ft / 436.64 sqm (\*potential to be split)  
First Floor: 3,493 sq ft / 324.51 sqm

### Rent

Offers of £55,000 pa exclusive are invited for the whole premises.

### Lease

The subjects are available on a new FRI lease.

### Price

Offers of £500,000 are sought.

### Rates

Rateable Value: £70,500  
UBR (2020/21): £0.511  
Rates Payable: £36,025 pa

### Planning

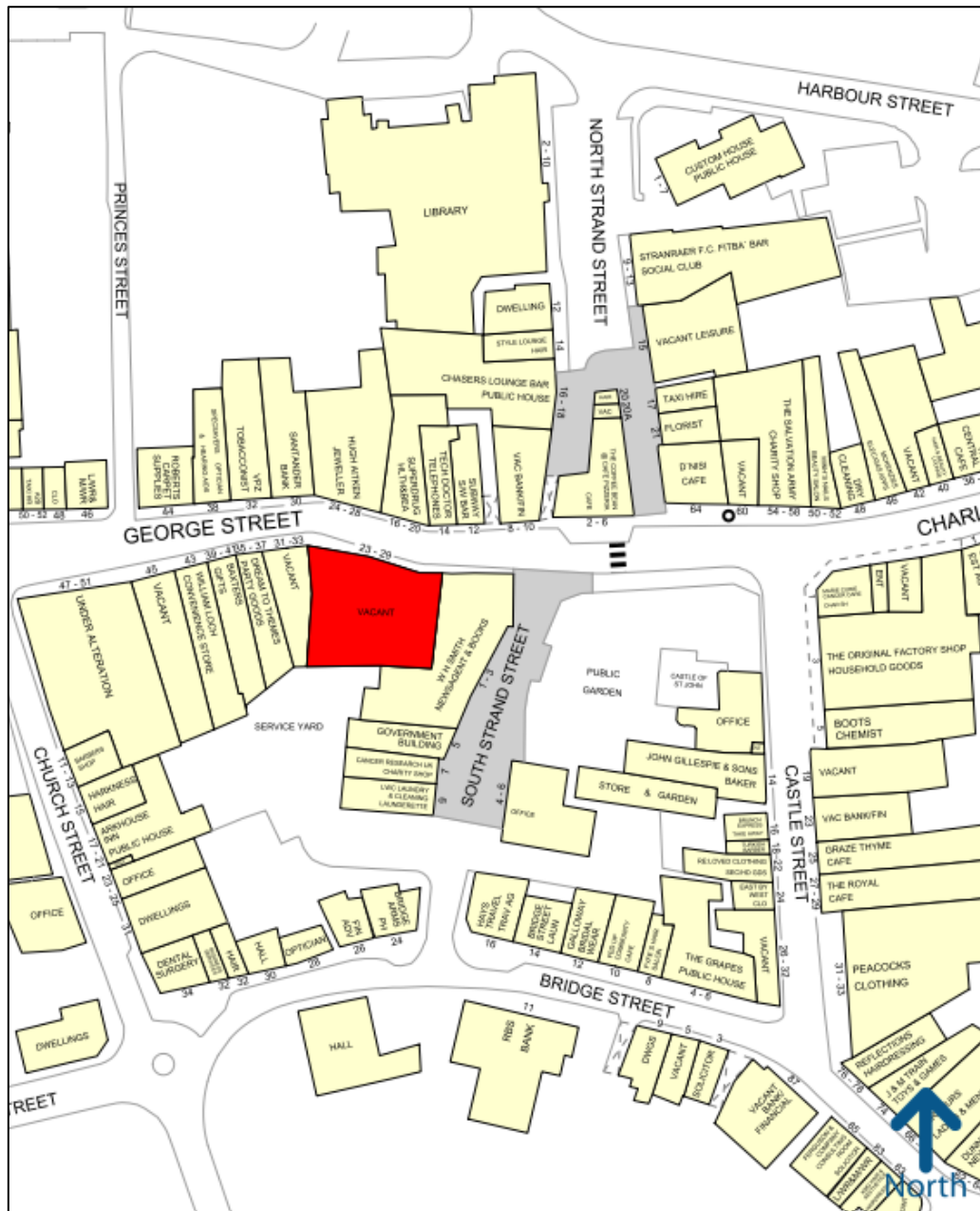
We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

### EPC

On application

### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Viewing strictly by appointment with BRITTON PROPERTY

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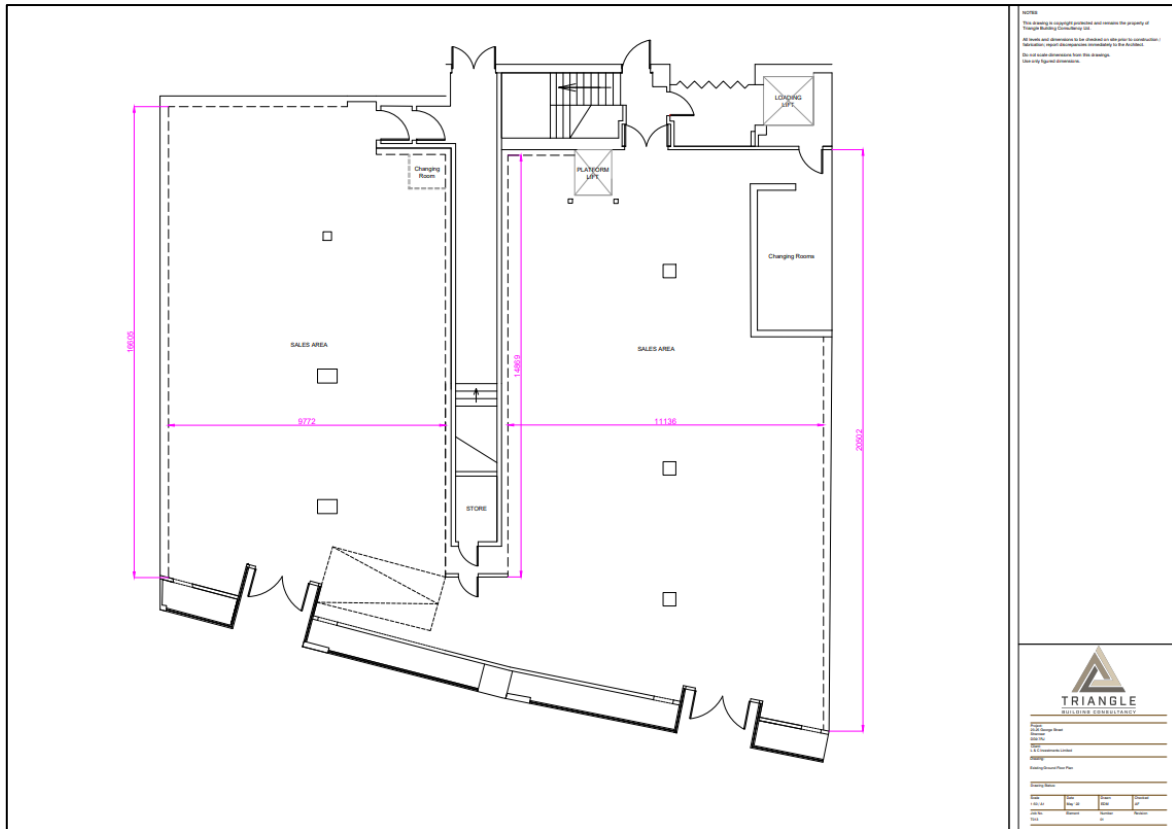
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## Ground Floor



## First Floor

