



## Prime Retail Unit

**Rent: £20,000pa / Price: On application**

**NIA: Ground 1,303 sq ft / First 534 sqft**

### Location

South Strand Street is located just off the main retailing location of George Street within Stranraer Town Centre, with the subject property occupying a prominent position on the west side overlooking the public gardens.

Nearby occupiers include WH Smith, Cancer Research, Santander, Subway, VPZ and Superdrug amongst others.

### Accommodation

The premises comprise a 2 storey commercial building and benefits from a prominent glazed frontage with large display window. Internally the premises are fitted out as an office with access to the 1<sup>st</sup> floor via a staircase at the rear or passenger lift. The 1<sup>st</sup> floor comprises w/c, kitchen/tea prep area and separate meeting rooms. There is a car park located at the rear.

The premises extend to the following approximate areas:

Ground Floor: 1,303sq ft / 121.05 sqm

First Floor: 534 sq ft / 49.6 sqm

### Rent

Offers of £20,000 pa exclusive are invited.

### Lease

The subjects are available on a new FRI lease.

### Price

On application

### Rates

Rateable Value: £18,200

UBR (2023/24): £0.498

Rates Payable: £9,063.6 pa

### Planning

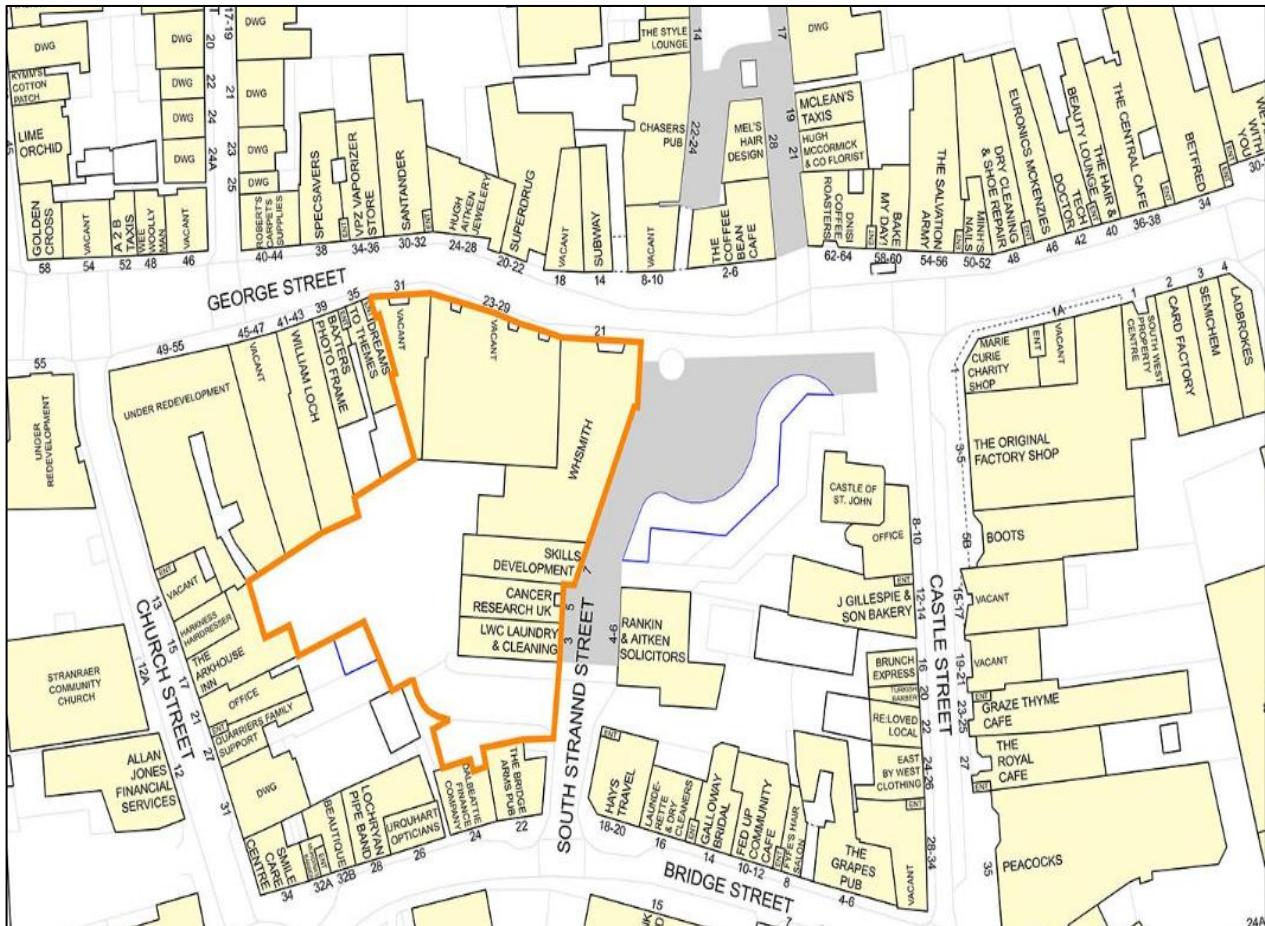
We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used for retail/office use. Interested parties are advised to speak directly to the Local Planning Authority.

### 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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