



BRITTON
PROPERTY

To Let/May Sell

Unit A, 23-29 George Street
Stranraer DG9 7RJ



Prime Retail Unit

Rent: On application / Price: On application

NIA: Ground 2,000 sq ft / First 650 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 Specsavers, WH Smith, Santander, Subway, VPZ and Superdrug amongst others.

Accommodation

The premises comprises a double windowed and mid terraced retail unit with extensive window display on to George Street. The retail unit is well-presented with an 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: 2,000 sq ft / 185.80 sqm

First Floor: 650 sq ft / 60.39 sqm

Rent

On application

Lease

The subjects are available on a new FRI lease.

Price

On application.

Rates

To be re-assessed.

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

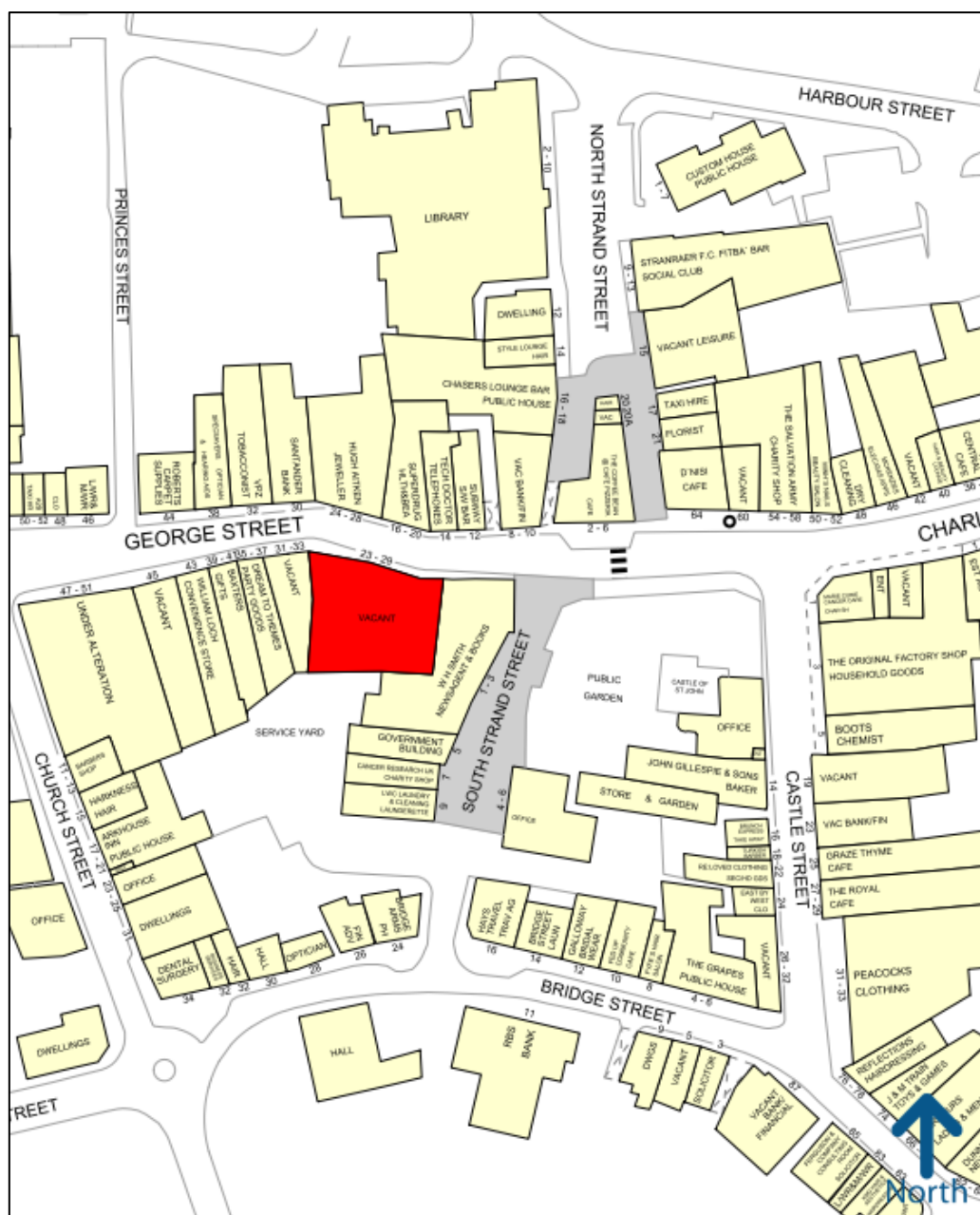
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



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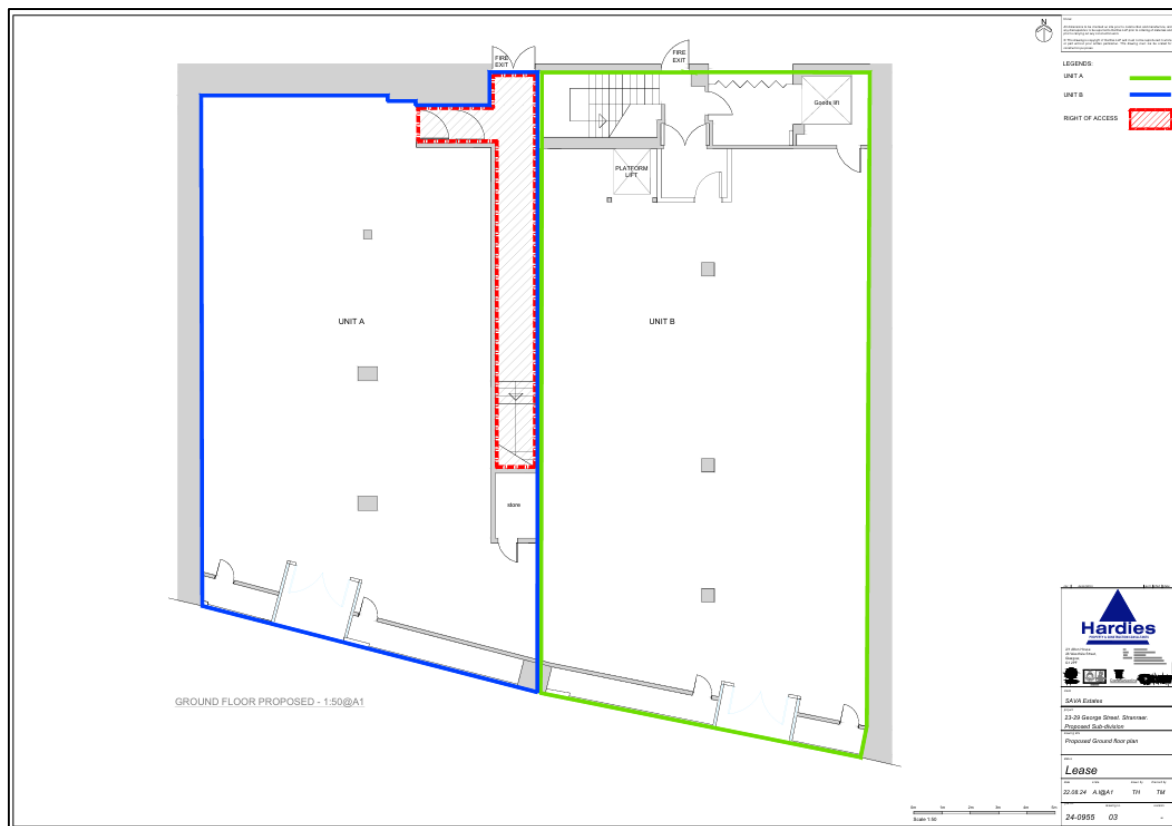
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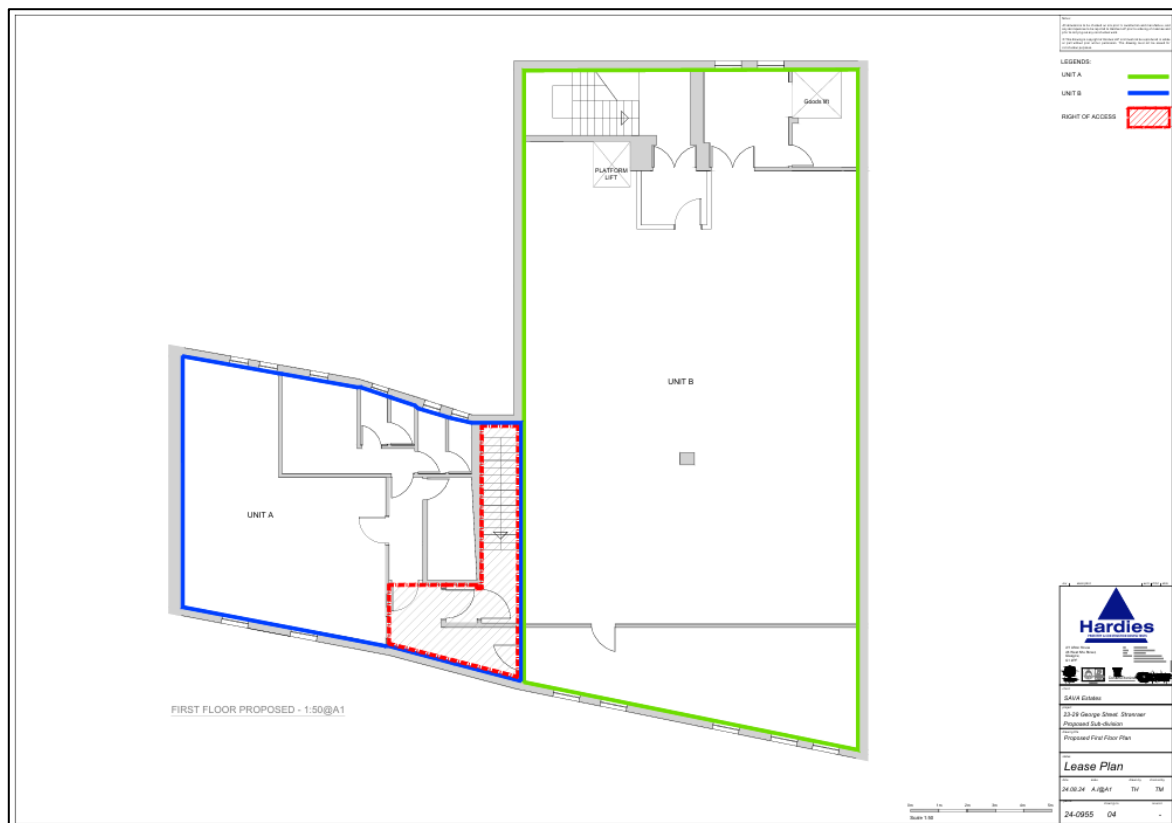




Unit A, Ground Floor



Unit A, First Floor





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Viewing strictly by appointment with BRITTON PROPERTY

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