

52 HANOVER STREET, STRANRAER, DG9 7RP



TOWN CENTRE LOCATION





- Ground Floor Retail
- Held on F.R.I Lease
- Well Established Occupier
- Passing Rent: £6,000p.a
- Expiry: July 2032
- Price: £67,500

#### LOCATION

Stranraer is located on the south west coast of Scotland, approximately 87 miles south of Glasgow, 50 miles south of Ayr and 73 miles west of Dumfries. The town has a population of around 13,000 persons with a large commuter and rural catchment. The town lies at the junction of the A75 and A77 road routes, with Cairnryan ferry terminal only six miles to the north, offering regular ferry crossings to Northern Ireland.

The subject premises are located on the south side of Hanover Street, which lie in close proximity to the main retailing pitch on George Street. The surrounding occupiers are predominantly local businesses with a number of national occupiers located nearby. These are Lloyds Pharmacy, Royal Bank of Scotland and Subway.

#### PROPERTY

Retail unit forming part of a stone built building under a pitched and slated roof arranged over the ground floor only with a small enclosed garden area to the rear.

Internally the property is of open plan layout with partition erected to the rear to form w.c facility and tea prep. The property benefits from laminated timber flooring throughout with lighting provided by way of recessed halogen spots.

#### AREA

The property has been calculated to extend to the following floor area:

62.15sqm (669sq ft)

#### LEASE SUMMARY

The property is held on a full repairing and insuring head lease on the following terms:

Tenant: The Good life Health Store Ltd  
 Expiry: 31st July 2032  
 Tenant Break: 2023 (not exercised) 2025 & 2027  
 Rent Review: 2027 (Upwards Only)  
 Passing Rent: £6,000p.a

#### PRICE

The property is available on a freehold basis for £67,500

#### V.A.T

The transaction will not be elected for V.A.T







#### **E.P.C.**

Available on request

#### **LEASE & TITLE**

Available on request

#### **LEGAL**

Each party shall bear responsibility for their own legal costs

#### **VIEWING**

Whilst it is a good idea to visit a trading business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.

#### **ANTI-MONEY LAUNDERING**

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.