

FOR SALE

Professional / Retail

Ground floor unit

Easily accessible town centre position

NIA: 39.32 sq.m. (423 sq.ft)

Qualifies for 100% rates relief

Suited to alternative uses (STC)

Offers around £35,000 invited



VIDEO TOUR



WHAT 3 WORDS



24 BRIDGE STREET, STRANRAER, DG9 7JF

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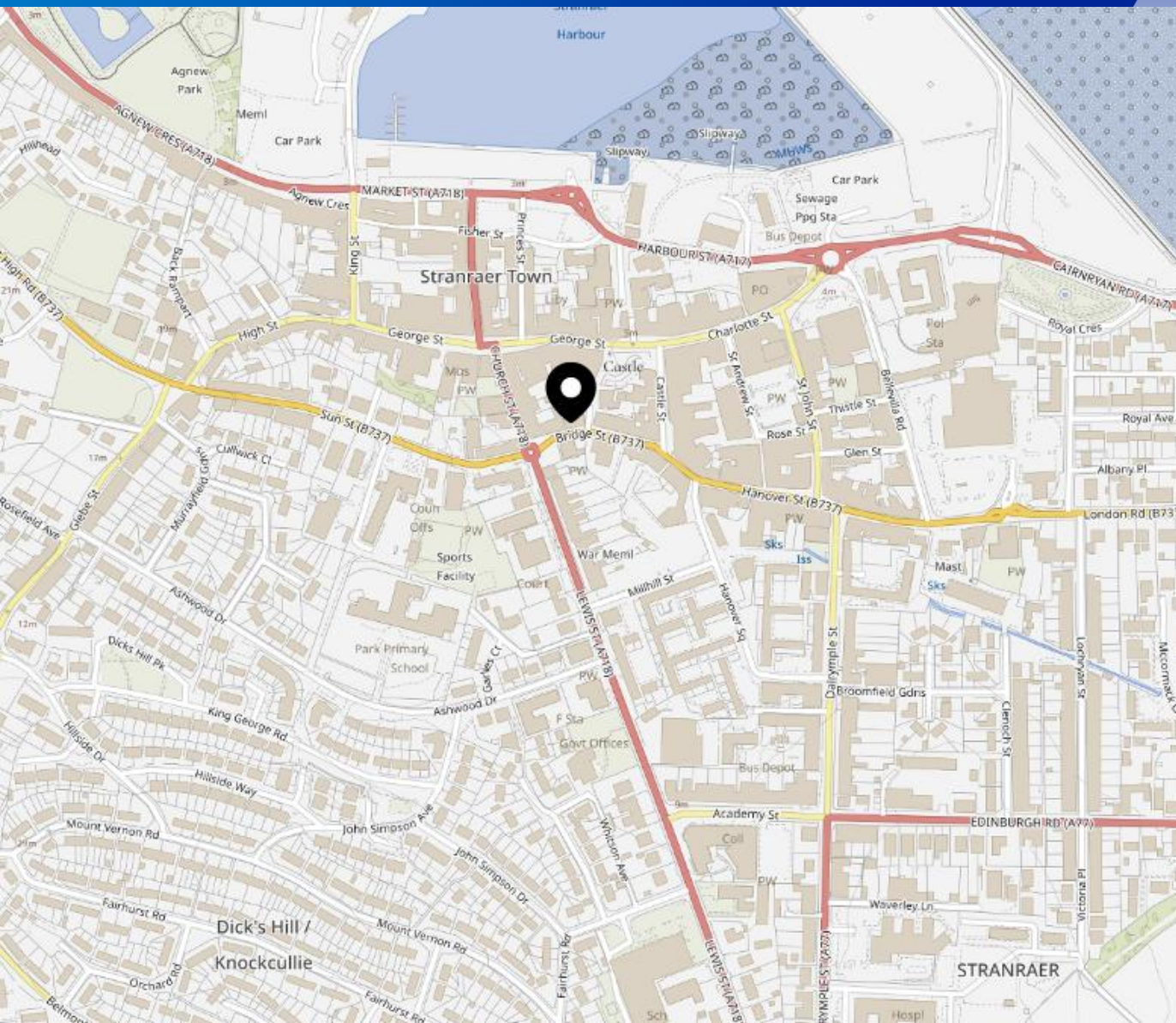
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Location

24 BRIDGE STREET, STRANRAER, DG9 7JF



The property benefits from passing traffic, fronting one of the key thoroughfares through the town centre.

With a population of approximately 13,000, Stranraer is the second largest town in the Dumfries & Galloway Council area.

The town is accessed by the A75 & A77 trunk roads together with a rail link to Ayr & Glasgow. The Cairnryan ferry terminal lies 6 miles to the north.

The property is set on the northern side of Bridge Street, near to its junctions with Castle Street and Church Street and lies on one of the main thoroughfares through Stranraer, connecting it with the rest of the town centre.

The unit is also within short walking distance of a large public car park, accessed from Millhill Street.

Nearby commercial operators include Gordons Chemist, Tesco, Farmfoods, Argos, Barbours, ScrewFix, Semi-Chem and The Original Factory Shop.

Ground floor office in easily accessible town centre position



FIND ON GOOGLE MAPS



Description

24 BRIDGE STREET, STRANRAER, DG9 7JF



The subjects comprise a ground floor office unit, which forms part of a larger two-storey and attic semi-detached property.

The building is of brick construction, surmounted by a pitched and slated roof.

The unit has a painted render external finish, together with fascia signage and a sales frontage incorporating large display windows.

The internal accommodation extends to the following:

- Open-plan reception & office
- Private office / meeting room
- Kitchen
- W/c
- Store

The floors are of concrete construction, with a mix of vinyl, tile, and carpet coverings.

The interior is finished with lined and painted / plaster on hard walls and predominately suspended acoustic tile ceilings.

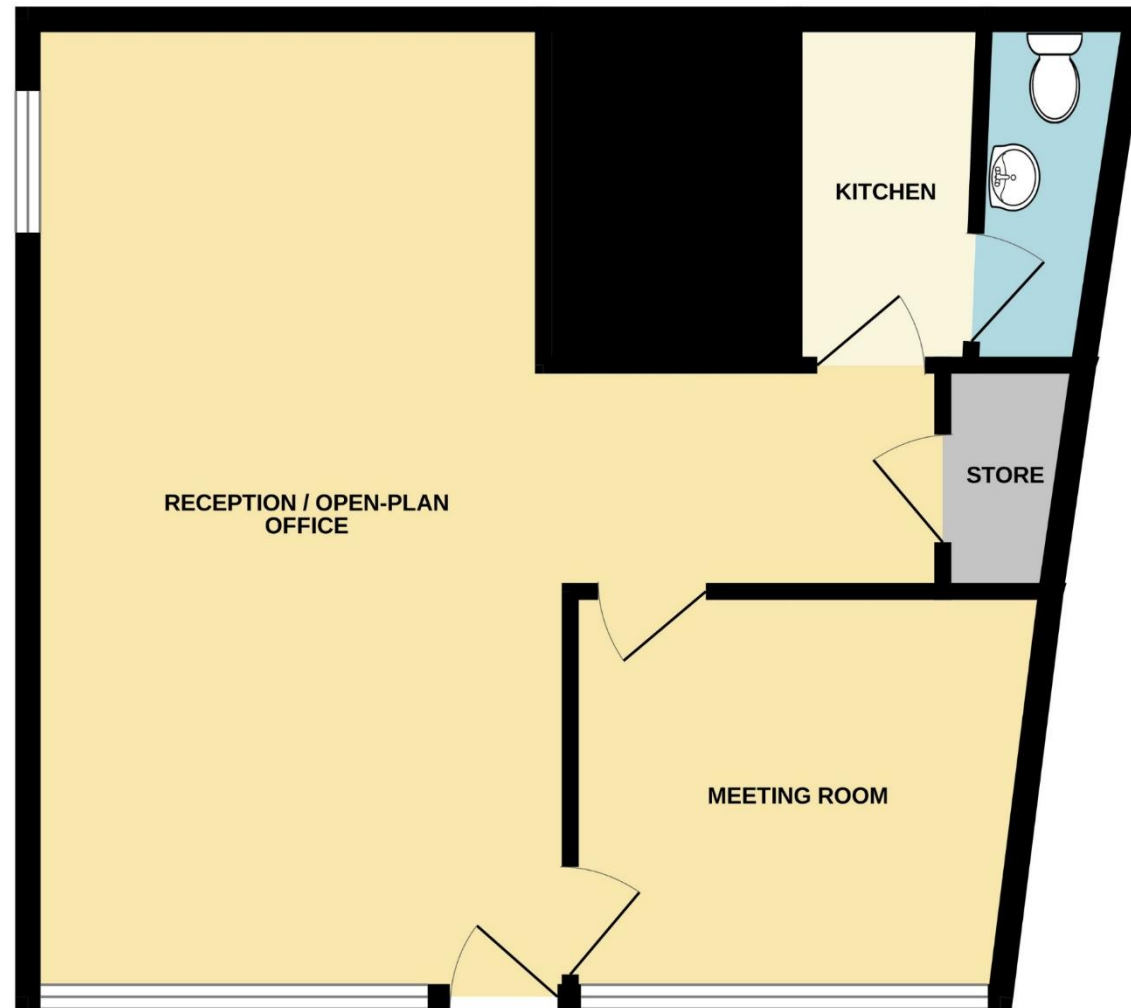
Windows are of single-glazed metal casement design.

The site extends solely to the footprint of the building.

FLOOR AREAS	m ²	ft ²
Ground Floor	39.32	423

The above floor areas have been calculated from on-site measurements and are stated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



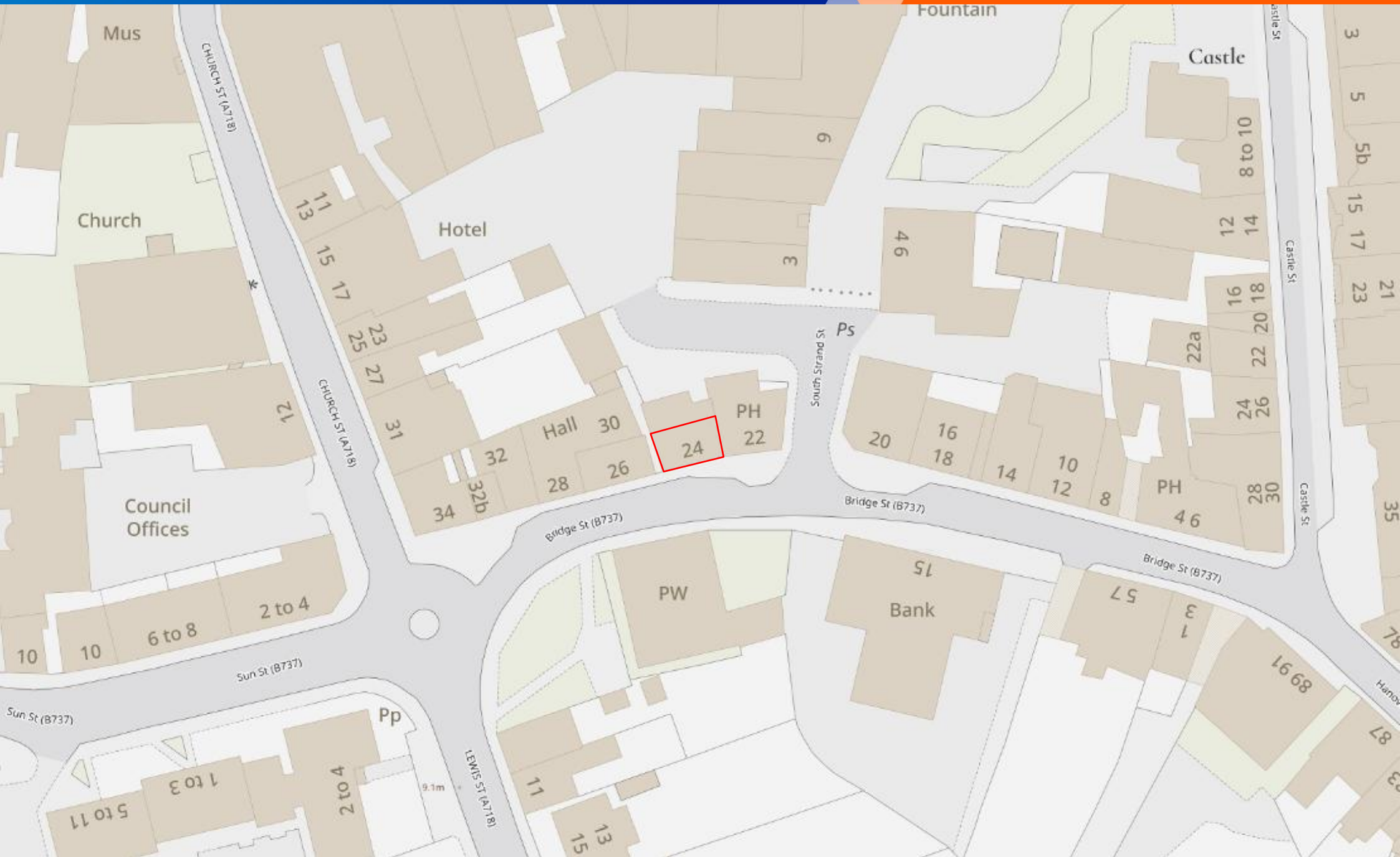


Ground Floor



Site Plan

24 BRIDGE STREET, STRANRAER, DG9 7JF





Services

The property is connected to mains supplies of water, and electricity. Drainage is into the public sewer.

Space heating is provided by a series of wall mounted electric storage radiators.

Planning

We understand the property is registered as having a Class 1A (Shops, financial, professional and other services) use class, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

However, the property is well suited to alternative commercial use, or possibly residential conversion, subject to Local Authority consents.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

Price

Purchase offers around **£35,000** are invited for our client's heritable interest.

Rateable Value

RV - £4,850

The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme, subject to occupier eligibility.

Value Added Tax

We are verbally advised that the property is not VAT elected.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Energy Performance Certificate (EPC)

Energy Performance Rating: Pending
A copy of the EPC is available on request.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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