

DM HALL
CHARTERED SURVEYORS

**Reith
Lambert**
www.reithlambert.co.uk

ON THE INSTRUCTIONS OF

LCP

TO LET : PRIME RETAIL UNIT

23 - 29 GEORGE STREET • STRANRAER • DG9 7RJ

Central position within
Stranraer Town Centre

Prime retail unit with
potential for other uses

Double shop unit with first floor
storage and service access

Net Internal Area
761.15 sqm sq.m. (8,193 sq.ft.)

Rent on application.

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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.

Stranraer is located within the Dumfries and Galloway region, around 45 miles south of Ayr, 90 miles south west of Glasgow and 73 miles west of Dumfries, lying at the convergence of the A77 and A75 road routes. The town has a population of around 11,000 persons rising to around 35,000 persons within a 10-mile radius, increasing significantly during the tourist season.

DESCRIPTION

23-29 George Street is the former 'M&Co' retail sales unit comprising of 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 space, stores and ancillary accommodation.

FLOOR AREA

The property extends to the following net internal floor areas:

Ground Floor:	436.64 sqm	(4,700 sqft)
First Floor:	324.51 sqm	(3,493 sqft)
Total:	761.15 sqm	(8,193 sqft)

RATING

The Rateable Value is £70,500.

RENT

Rent on application.

EPC

The shop is category F rated.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.



VIEWING & FURTHER INFORMATION

Strictly by contacting the joint agents: -

Anthony Zdanowicz
DM Hall LLP
Tel: 07768 031297
e-mail: anthonyz@dmhall.co.uk

Richard Ford
Reith Lambert
Tel: 07834 791 163
e-mail: richard@reithlambert.co.uk