

ON THE INSTRUCTIONS OF

LCP



DM HALL
CHARTERED SURVEYORS

Reith
Lambert
www.reithlambert.co.uk

TO LET PRIME RETAIL UNIT
31 GEORGE STREET • STRANRAER • DG9 7RJ

Central position within Stranraer Town Centre

Prime retail unit with potential for other uses

Double fronted shop with open plan sales area and first floor storage

Net Internal Area 166.85 sqm (1,796 sqft)

Rent on application.

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DATE OF PUBLICATION
NOVEMBER 2022

REFERENCE
WSA2182

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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

31 George Street is a prominent, double fronted and mid-terraced retail unit with well-presented, open plan retail space on the ground floor with a rear store and access on to a shared service yard, to the rear of the property. A staircase to the rear accesses the first floor, which consists of a store, kitchen, staff room and toilets.

FLOOR AREA

The property extends to the following net internal floor areas:

| | | |
|---------------|------------|--------------|
| Ground Floor: | 107.79 sqm | (1,160 sqft) |
| First Floor: | 59.06 sqm | (636 sqft) |
| Total: | 166.85 sqm | (1,796 sqft) |

RATING

The Rateable Value is £20,000.

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: -

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