



**OFFICE INVESTMENT /  
REDEVELOPMENT OPPORTUNITY**

- > PURPOSE-BUILT TWO STOREY OFFICES
- > ACCESSIBLE LOCATION
- > DEDICATED PARKING AT THE REAR
- > PARTIALLY LET TO DGHP (WHEATLEY GROUP)
- > LEASE TERMINATES NOVEMBER 2021
- > TOTAL NIA: 949.68 SQ.M. (10,222 SQ.FT.)
- > OVERALL SITE AREA: 0.189 HA (0.47 AC)

**FOR SALE**

**80 ASHWOOD DRIVE, STRANRAER, DG9 7PD**

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**DESCRIPTION**

The subjects comprise a detached, purpose-built two storey office building, split into two self-contained wings. We understand the property was originally constructed during the 1970's and appears to have been subsequently extended in order to provide the current accommodation. The building is set within a regular shaped and broadly level site, including secure parking at the rear.

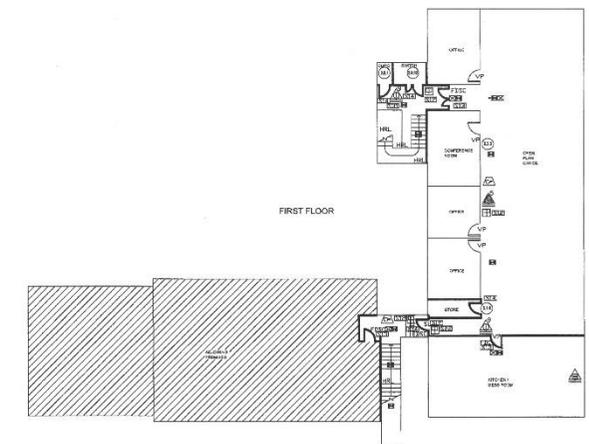
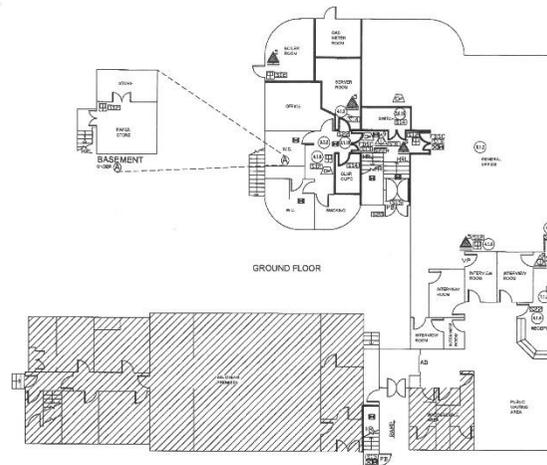
The building appears to be formed around a reinforced concrete frame, partially clad with pre-cast concrete panels. The remainder of the building has a roughcast external finish. There are a number of flat roofs which appear to be clad in mineral felt.

The floors are of solid concrete construction throughout. Windows are of upvc casement design, incorporating sealed double-glazed units.



**FLOOR AREAS** m<sup>2</sup>      ft<sup>2</sup>

<b>West Wing (DGHP)</b>		
Ground Floor	310.72	3,345
First Floor	305.23	3,285
<b>East Wing (Vacant)</b>		
Ground Floor	179.19	1,929
First Floor	154.54	1,663
<b>TOTAL</b>	<b>949.68</b>	<b>10,222</b>



The above areas, which have been calculated from on-site measurements, are stated on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.

## LOCATION

STRANRAER, with a population of approximately 13,000, 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, Paisley & Glasgow. The Cairnryan ferry terminal lies 6 miles to the north.

The property is situated on the southern side of Ashwood Drive, close to its junction with Lewis Street, in a mixed commercial / residential district around 0.3 miles south of the town centre.

## TENANT & LEASE TERMS

The west wing of the property is currently occupied by Dumfries & Galloway Housing Partnership ([www.dghp.org.uk](http://www.dghp.org.uk)) who have recently been incorporated into Wheatley Group ([www.wheatley-group.com](http://www.wheatley-group.com))

The lease to DGHP expires on 27<sup>th</sup> November 2021 and includes the whole of the rear car park. The passing rent is £50,192.51 per annum. A service charge is also payable.

A copy of the lease and other documentation will be made available to genuinely interested parties.

## PRICE

Purchase offers around **£250,000 + VAT** are invited.

## SERVICES

Mains water, electricity, gas and drainage.

## RATING ASSESSMENT

DGHP: £41,700  
Vacant: £15,000

## PLANNING

The property currently has permission for office use, although is suited to other commercial uses given its mix of open-plan and cellular space. Alternatively, the buildings could be demolished, and the site redeveloped for commercial or residential use.

The above is however subject to Local Authority consent. Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

## VALUE ADDED TAX

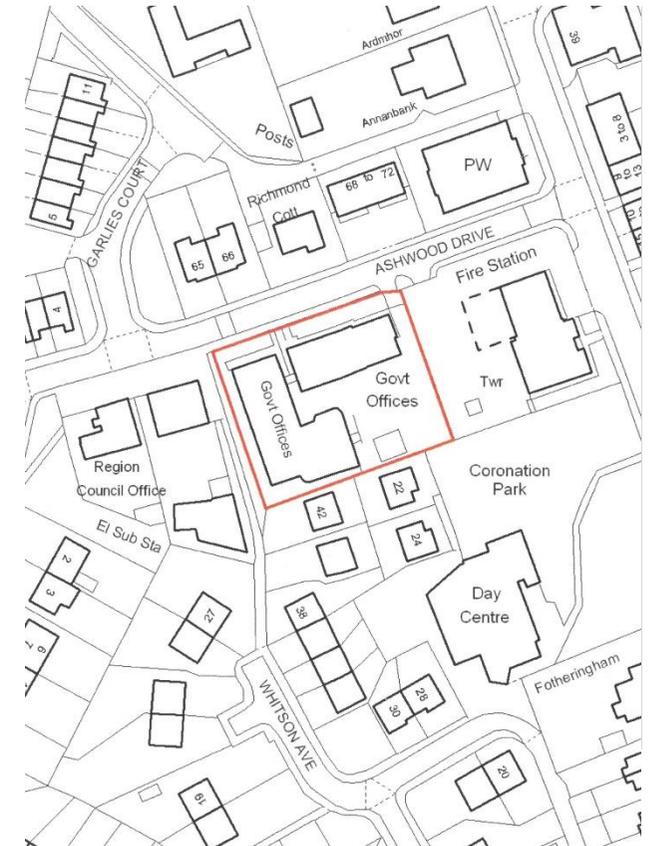
We are verbally advised that the property is VAT elected.

## LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the purchaser will be responsible for LBTT, registration dues and VAT where applicable.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

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



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

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