

## **BUSINESS / RETAIL UNIT & RESIDENTIAL FLAT**

- > REFURBISHED DETACHED PROPERTY
- > CONVENIENT TOWN CENTRE LOCATION
- > OPPOSITE PUBLIC CAR PARK
- > GROUND FLOOR BUSINESS / RETAIL UNIT
- > OPEN-PLAN SPACE READY TO RECEIVE FIT-OUT
- > CAPABLE OF SUB-DIVISION
- > SECURE YARD / LOADING AREA
- > FULLY RENOVATED 2-BEDROOM FLAT

**FOR SALE / TO LET**

**10 ST ANDREW STREET, STRANRAER, DG9 7EB**

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**DESCRIPTION**

The subjects comprise a recently refurbished two-storey detached building with new single-storey rear extension. The main building is of traditional masonry construction under a pitched and slated roof. The rear extension is of steel / timber frame construction under a mono-pitched roof.

The ground floor unit provides flexible open-plan space that is ready to receive a purchaser / tenant fit-out. Access into the unit is via four electric roller shutter doors.

The space is also capable of sub-division to provide multiple self-contained units.

The first-floor flat is accessed directly from the public footpath, with the internal accommodation extending to an open-plan dining kitchen and lounge, two double-bedrooms and a bathroom.

The flat has been fully renovated and insulated with good quality fittings and double-glazing.

<b>FLOOR AREAS</b>	<b>m<sup>2</sup></b>	<b>ft<sup>2</sup></b>
Ground Floor Unit	254.87	2,743
First Floor Flat	63.61	685
<b>TOTAL</b>	<b>318.48</b>	<b>3,428</b>

The above areas, which have been calculated from on-site measurements, are stated on a gross 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 & Glasgow. The Cairnryan ferry terminal lies 6 miles to the north.

The property is located on the western side of St Andrew Street, near to its junction with Charlotte Street which is well established as the prime retailing address in Stranraer.

The subjects are also opposite a large public car park, accessed from St John Street.

## PRICE, RENT & LEASE TERMS

Purchase offers are invited.

The ground floor unit is available on a Full Repairing and Insuring (FRI) basis, for a flexible term incorporating a regular review pattern.

The landlord will consider rental offers for the ground floor unit as a whole and for smaller sub-divided units.

Incentives are available to accommodate the required fit-out works.

## SERVICES

Mains water, electricity and drainage.  
The flat has modern electric panel heating.

## RATING ASSESSMENT

Ground Floor Unit: To Be Assessed  
First Floor Flat: £1,250

## PLANNING

The ground floor unit is suited to a variety of commercial uses and has scope for sub-division, subject to Local Authority consent. Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

## VALUE ADDED TAX

Prospective purchasers / tenants are advised to satisfy themselves independently as to the incidence of VAT in respect of this transaction..

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC for the flat is available on request.



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

**Shepherd Chartered Surveyors** 18 Castle Street, Dumfries, DG1 1DR | 01387 264333  
Fraser Carson | f.carson@shepherd.co.uk

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