

**FOR SALE: WELL MANAGED PORTFOLIO**

**DM HALL**  
CHARTERED SURVEYORS



**60 / 62 GEORGE STREET / 32 QUEEN STREET &  
30 QUEEN STREET, STRANRAER, DG9 7JS**

**DM HALL**  
15 Miller Road, Ayr, KA7 2AX  
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- Prominent position within Stranraer Town Centre
- Well managed & fully let residential/commercial portfolio
- Two well-presented blocks of property
- 60-62 George Street & 32 Queen Street - two shops and four flats
- 30 Queen Street - eight flats
- Current rent roll of £51,440 per annum
- Gross Internal Area 672 sq.m (7,233 sq.ft)
- Offers Invited

## LOCATION

George Street is a main arterial route within Stranraer Town Centre and a mixed commercial/residential locality, whilst Queen Street runs perpendicular and is a predominantly residential street extending north to Stranraer Harbour and town centre car parking.

## DESCRIPTION

The investment consists of two separate, well managed blocks of property that can be purchased individually, or, as a package.

### 60-62 George Street & 32 Queen Street

This sandstone built, corner block is contained over three floors and contains two well-presented shops trading as a tanning salon and a café,

three one bedroom flats above the shops over the first and attic floors and a large, split level three bedroom flat taking private access of Queen Street.

### 30 Queen Street

A mid terraced block converted in the 1980s and contained over three floors, consisting of eight flats in total with three on each of the ground and first floors and two bedsits on the attic floor.

The residential properties are occupied by private tenants on standard tenancy agreements.

### George Street Block

60 George Street	tanning salon, rolling lease	85 sqm	£8,800
62 George Street	Café, 10 years left on lease	41 sqm	£4,160
1/R, 62 George Street	1 bed flat	35 sqm	£3,120
1/L, 62 George Street	1 bed flat	34 sqm	£3,120
Attic, 62 George Street	1 bed flat	48 sqm	£3,120
32 Queen Street	3 bed flat	130 sqm	£4,160
			£26,480pa

### 30 Queen Street Block

Flat A	1 bed flat – ground with patio	47 sqm	£3,120
Flat B	1 bed flat - ground	40 sqm	£3,120
Flat C	1 bed flat – ground with patio	40 sqm	£3,120
Flat D	1 bed flat – first	54 sqm	£3,120
Flat E	1 bed flat – first	47 sqm	£3,120
Flat F	1 bed flat – first	40 sqm	£3,120
Flat G	Bedsit - Attic	39 sqm	£3,120
Flat H	Bedsit - Attic	38 sqm	£3,120
			£24,960pa



32 QUEEN STREET



60 - 62 QUEEN STREET



30 QUEEN STREET



## PRICE

Offers are invited for the full portfolio, or, as two separate blocks

## LEGAL COSTS

Each party to be responsible for their own costs incurred.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole selling agent:-

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DATE OF PUBLICATION: NOV 20

REFERENCE: WSA1906

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