

## **OFFICE / RETAIL / TRADE-COUNTER**

- > NEWLY REFURBISHED GROUND FLOOR UNIT
- > SALES, OFFICE & WAREHOUSE ACCOMMODATION
- > SECURE LOADING BAY / DELIVERY YARD
- > VEHICLE ENTRY DOOR INTO WAREHOUSE
- > TOWN CENTRE LOCATION & OPPOSITE PUBLIC CAR PARK
- > FLEXIBLE LEASE TERMS & TENANT INCENTIVES AVAILABLE
- > FOR SALE TOGETHER WITH 2-BEDROOM FIRST FLOOR FLAT

FOR SALE/TO LET  
COMMERCIAL UNIT/FLAT  
2 BED FIRST FLOOR FLAT  
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01387 264333  
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# TO LET / FOR SALE

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

**CONTACT:** Fraser Carson | [f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk) | 01387 264333  
Robert Maxwell | [robert.maxwell@shepherd.co.uk](mailto:robert.maxwell@shepherd.co.uk) | 01387 264333

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**DESCRIPTION**

The subjects comprise a newly refurbished ground floor unit with sales frontage, dedicated loading bay and vehicle access door.

The property forms part of a two-storey building with 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. Windows are of double-glazed uPVC casement design.

The internal accommodation extends to a Customer Reception / Sales Area, Kitchen, Toilet, Large Open-Plan Office, Private Office, Warehouse and Shower Room.

The unit has vinyl / carpet floor coverings, painted / aqua-board clad walls and suspended acoustic tile ceilings with LED lighting.

A fully renovated, self contained two-bedroom flat is located on the first floor.

<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 terminals lie 6 miles to the north.

The property is located on the western side of St Andrew Street, near to its junction with Charlotte Street, forming part of the prime retailing area within the town centre.

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

## RENT & LEASE TERMS

Rental offers around **£20,000 p.a.x.** will be considered for the ground floor unit.

A new lease will be prepared on a Full Repairing and Insuring (FRI) basis. The length of lease is negotiable with tenant incentives also available.

## PRICE

The property is available for sale as a whole.

Purchase offers are invited.

## VALUE ADDED TAX

We are verbally advised that the property is not VAT elected.

## RATING ASSESSMENT

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





**SERVICES**

Mains water, electricity and drainage. The ground floor unit and first floor flat are separately metered.

Space heating is provided by modern electric panel radiators, throughout both parts of the property.

**PLANNING**

The ground floor unit is suited to a variety of commercial uses, subject to Local Authority consents. Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

**LEGAL COSTS**

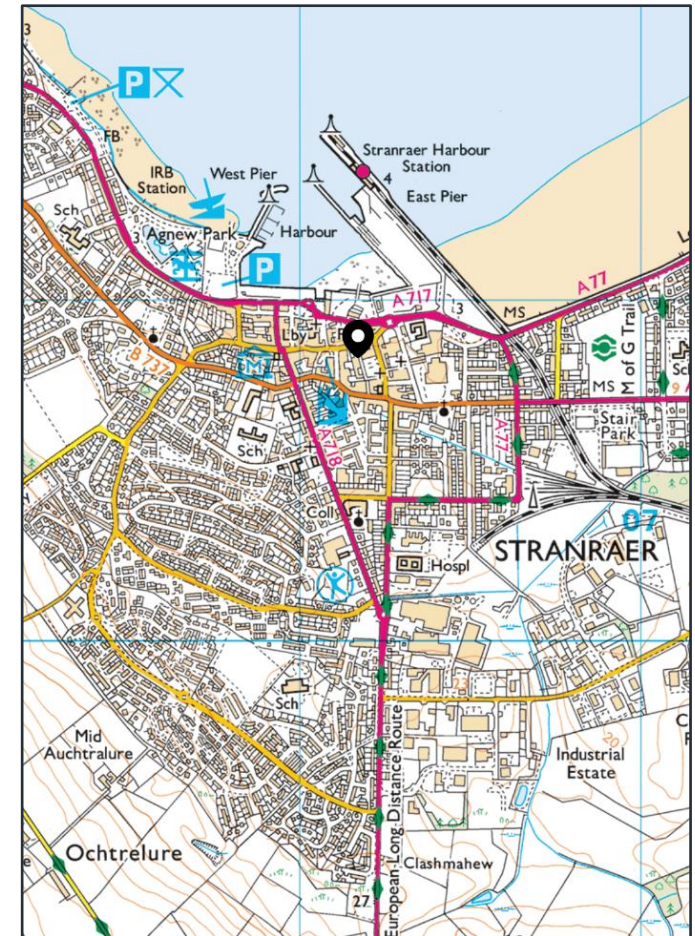
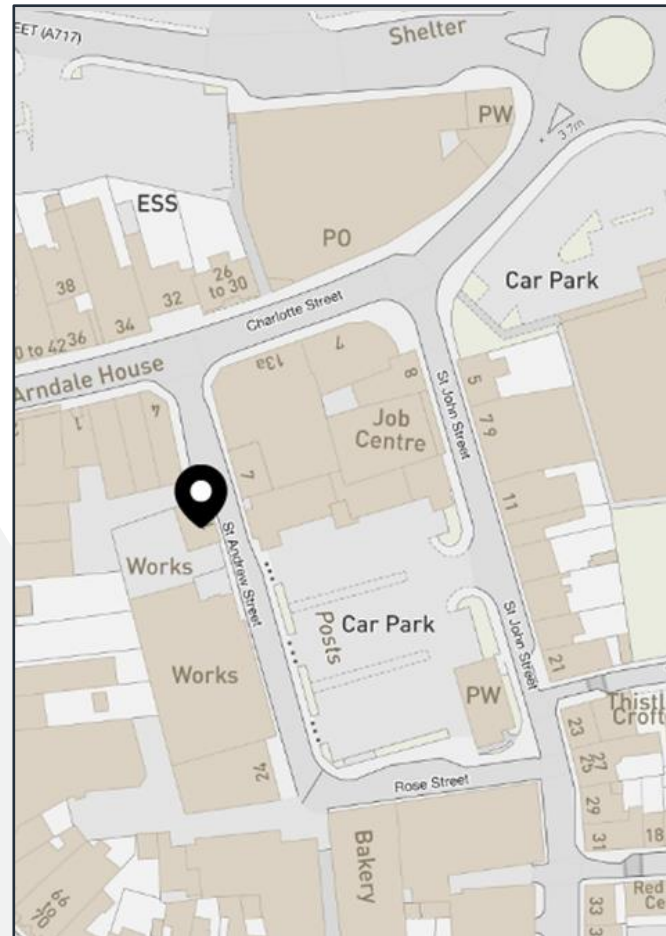
Each party will be responsible for their own legal expenses however, in the normal manner, the tenant / purchaser will be responsible for LBTT, registration dues and VAT where applicable.

**ENERGY PERFORMANCE CERTIFICATE (EPC)**

A copy of the EPC's are available on request.

**MONEY LAUNDERING**

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



**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](mailto:f_carson@shepherd.co.uk) | Robert Maxwell | [robert.maxwell@shepherd.co.uk](mailto:robert.maxwell@shepherd.co.uk)

[www.shepherd.co.uk](http://www.shepherd.co.uk)



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