

34a  
CHARLOTTE STREET

## OFFICE / RETAIL UNIT

- > GROUND FLOOR UNIT
- > FRONT RECEPTION / SALES AREA
- > REAR PRIVATE OFFICES / STOCK ROOM
- > DEDICATED CAR PARKING SPACE
- > PRIME TOWN CENTRE LOCATION
- > CLOSE TO LARGE PUBLIC CAR PARK
- > QUALIFIES FOR 100% RATES RELIEF
- > SUITED TO A VARIETY OF COMMERCIAL USES

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# TO LET / FOR SALE

**32A CHARLOTTE STREET, STRANRAER, DG9 7EF**

**CONTACT:** Fraser Carson | [f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk) | 01387 264333 | [www.shepherd.co.uk](http://www.shepherd.co.uk)





**DESCRIPTION**

The subjects comprise a single storey in-fill property of traditional stone construction surmounted by a flat roof.

The unit has a painted render frontage. The entrance door is of timber construction with glass viewing panel. Natural daylighting is provided at the rear via timber casement windows.

The unit provides front and rear office / retail accommodation together with a unisex toilet.

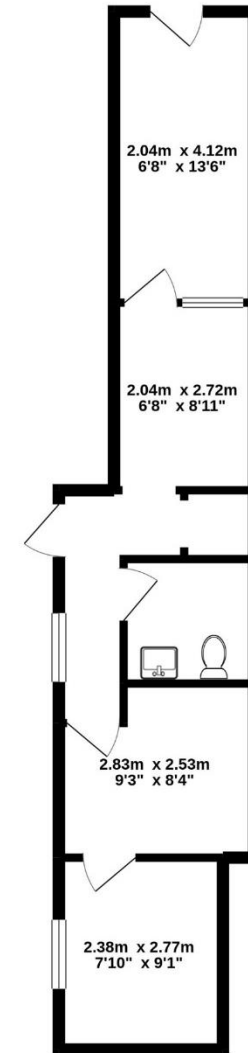
The floors are of solid concrete construction throughout. The walls and ceilings are lined with a papered / painted finish.

The rear external door leads directly onto a shared private car park. The unit benefits from one dedicated car parking space.



<b>FLOOR AREA</b>	<b>m<sup>2</sup></b>	<b>ft<sup>2</sup></b>
Ground Floor	28.40	306

The above area, which has been calculated from on-site measurements, is 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 & Glasgow. The Cairnryan ferry terminal lies 6 miles to the north.

The property is located on the northern side of Charlotte Street, opposite its junction with St Andrew Street, which is considered a prime position within the principal retailing area.

Nearby commercial operators include Gordons Chemist, Tesco, Farmfoods, Argos, New Look, Semi-Chem and TOFS.

The unit is also within short walking distance of a large public car park, accessed from St John Street.

## PRICE, RENT & LEASE TERMS

Purchase offers are invited.

Rental offers around £8,000 per annum are invited.

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

Tenant incentives are available.

## SERVICES

Mains water, electricity and drainage.

## RATING ASSESSMENT

RV - £3,600

The unit therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

## PLANNING

The property was last used as a taxi office. The unit is however suited to a variety of commercial uses, 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 not VAT elected.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: Pending

A copy of the EPC 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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