

RENT  
REDUCTION

## OFFICE / RETAIL UNIT

- > REFURBISHED GROUND FLOOR UNIT
- > PRIME TOWN CENTRE LOCATION
- > FRONT RECEPTION / SALES AREA
- > REAR PRIVATE OFFICES / STOCK ROOMS
- > DEDICATED CAR PARKING SPACE
- > QUALIFIES FOR 100% RATES RELIEF
- > SUITED TO A VARIETY OF COMMERCIAL USES
- > FLEXIBLE LEASE TERMS & TENANT INCENTIVES AVAILABLE



TO LET / FOR SALE

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

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**DESCRIPTION**

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

The unit has a painted rendered frontage. The entrance door is of uPVC design with a double-glazed viewing panel. Natural daylighting is provided at the rear via timber casement windows.

The unit has been recently refurbished and provides both front and rear office / retail accommodation, together with a unisex toilet with modern sanitary fittings.

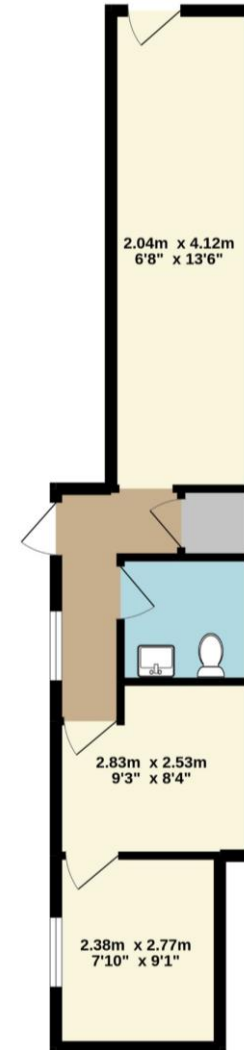
The floors are of solid concrete construction throughout. The walls and ceilings are lined with a painted finish.

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 11,000, 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 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, ScrewFix, 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 around **£50,000** are invited for our client's heritable interest.

Rental offers around **£4,000 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.

## VALUE ADDED TAX

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

## SERVICES

Mains water, electricity and drainage.  
Space heating is provided via a series of electric panel radiators.

## RATING ASSESSMENT

RV - £3,600

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

## PLANNING

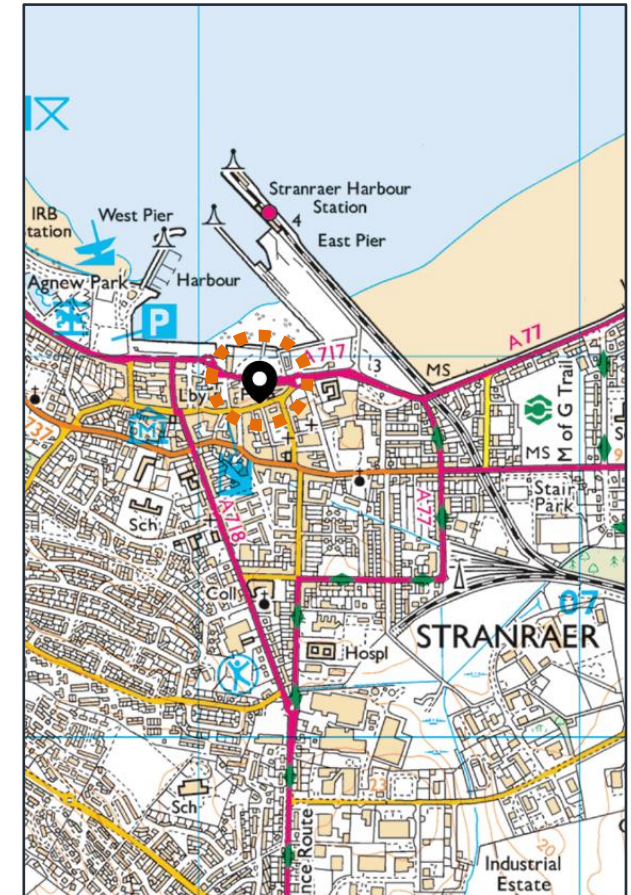
The property was last used as a taxi office. The unit is however suited to a variety of commercial uses, subject to Local Authority consent. Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

## 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)

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



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

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