

**ONLINE AUCTION**

- > 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
- > GUIDE PRICE: £35,000 PLUS VAT



**FOR SALE**

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

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



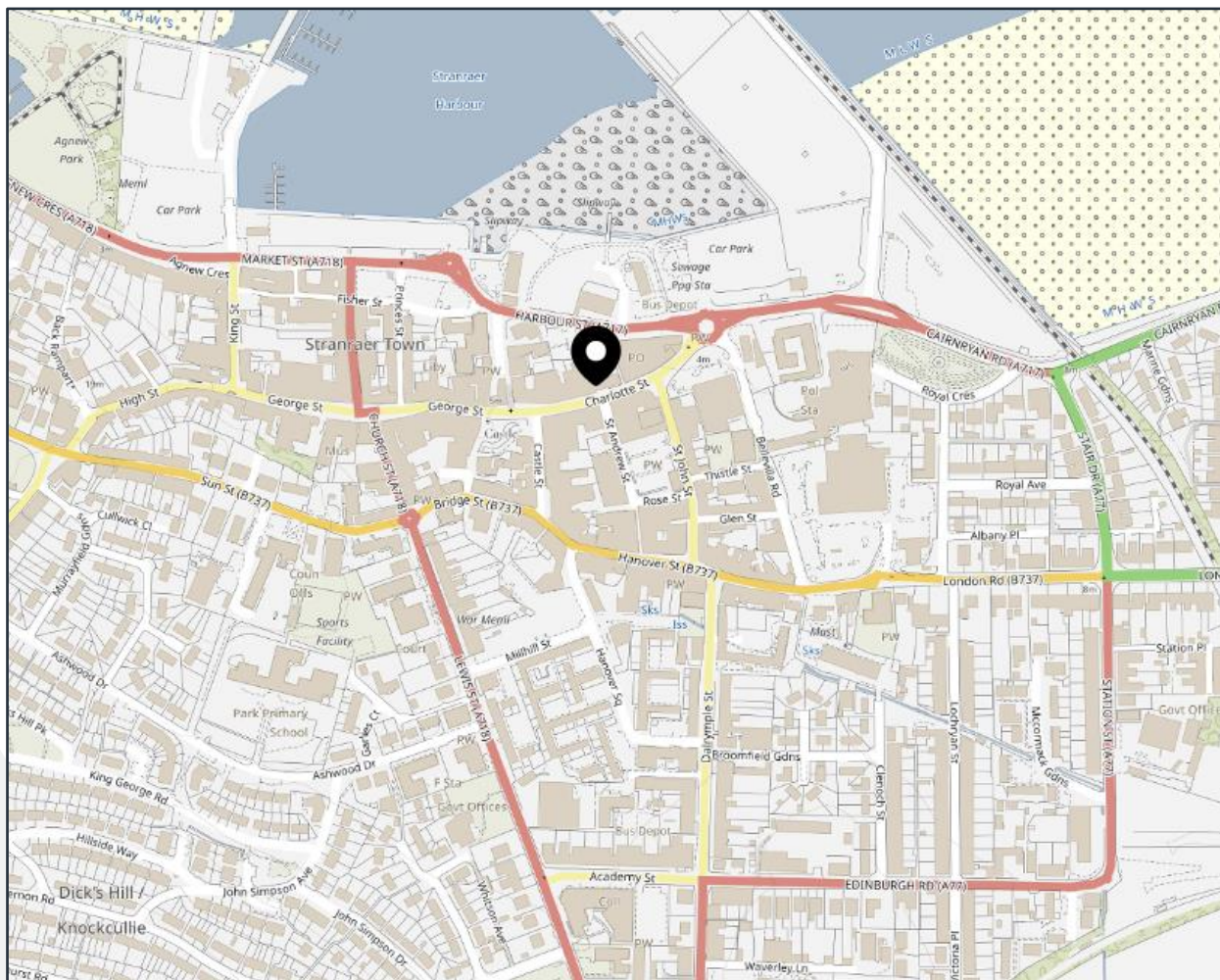
**LOCATION**

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, ScrewFix, Semi-Chem and TOFS.

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



**AUCTION DATE:**

15<sup>TH</sup> AUGUST 2024 AT 2.30PM

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



**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 uPVC construction with a double-glazed 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 newly refurbished papered / painted finish.

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

**SERVICES**

Mains water, electricity and drainage.

Space heating is provided by wall-mounted electric panel radiators.

Hot water is provided by an instantaneous electric geyser.

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**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.

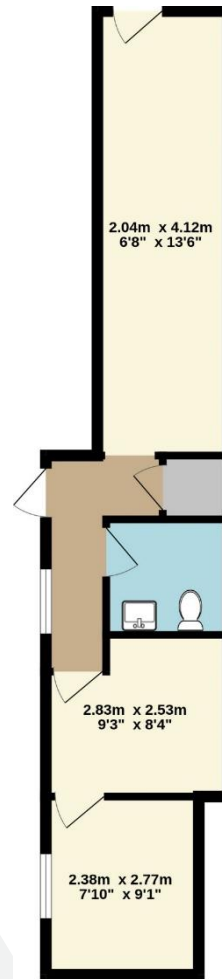
**RATING ASSESSMENT**

RV - £3,600.

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

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

The above areas, which have been calculated from on-site measurements, are stated on a Net Internal Area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



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**AUCTION DATE**

The auction will be held on 15<sup>th</sup> August 2024 at 2.30pm and interested parties should register at:

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

Buyers will be required to pre-register prior to approval of their bid.

**GUIDE PRICE**

The heritable interest is for sale at a guide price of **£35,000 plus VAT**.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide price is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

**RESERVE PRICE**

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

**DEPOSIT**

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

**BUYER FEES**

The buyer's fee is 1.5% plus VAT, subject to a minimum of £2,000 plus VAT.

**LEGAL PACK**

The legal pack is available to view online.

**VAT**

See legal pack.

**ENERGY PERFORMANCE CERTIFICATE**

EPC Rating: Pending

A copy of the EPC is available on request.

**ANTI MONEY LAUNDERING REGULATIONS**

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 on 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.

**CONTACT DETAILS**

Fraser Carson

18 Castle Street

Dumfries, DG1 1DR

Tel: 01387 264333

[f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk)



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

**Shepherd Chartered Surveyors** 18 Castle Street, Dumfries, DG1 1DR | **Tel:** 01387 264333

**Fraser Carson:** [f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk)

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