

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 | Tel: 01387 264333 | www.shepherd.co.uk/commercial-auctions



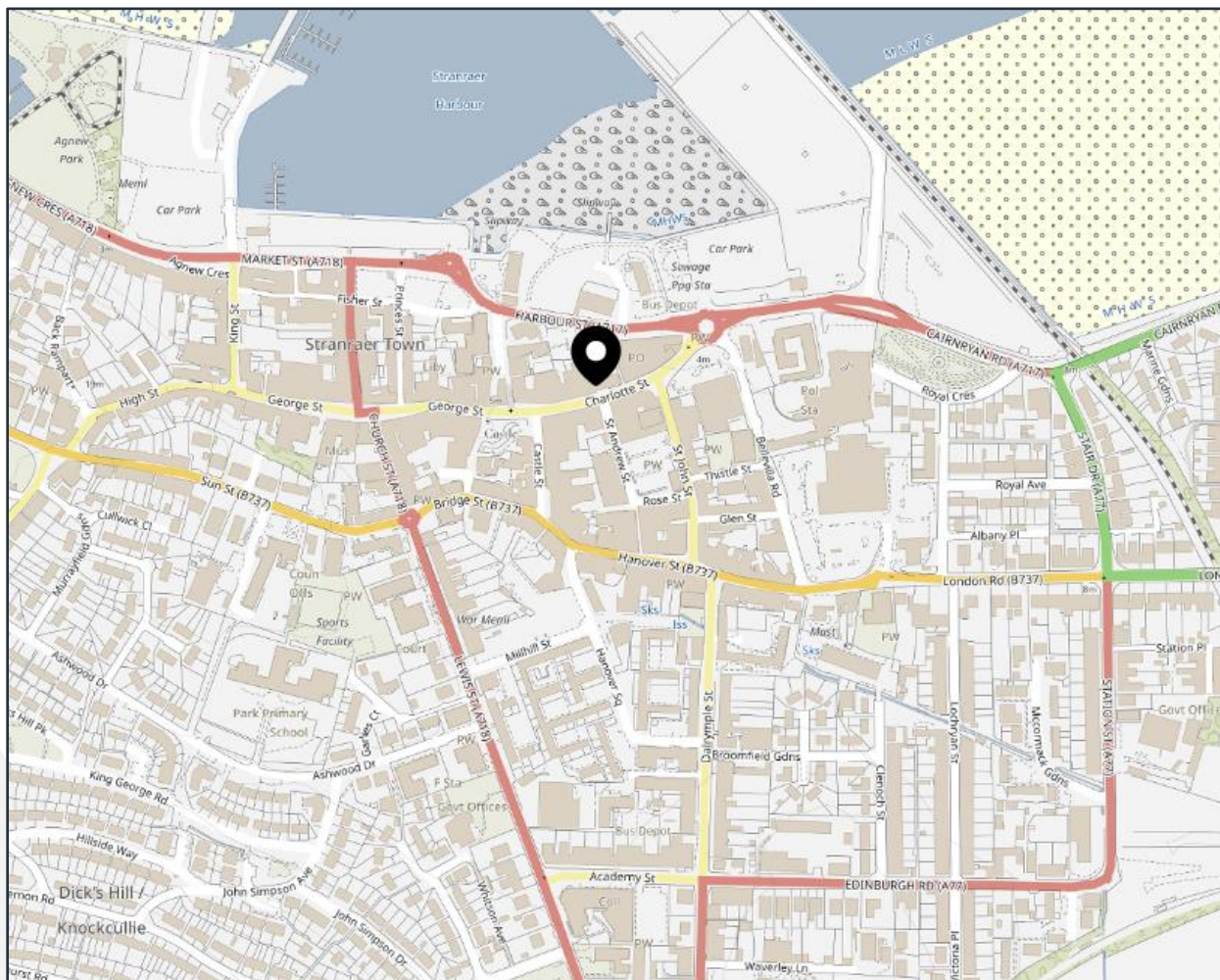
LOCATION

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:

4TH DECEMBER 2024 AT 2.30PM

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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 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.

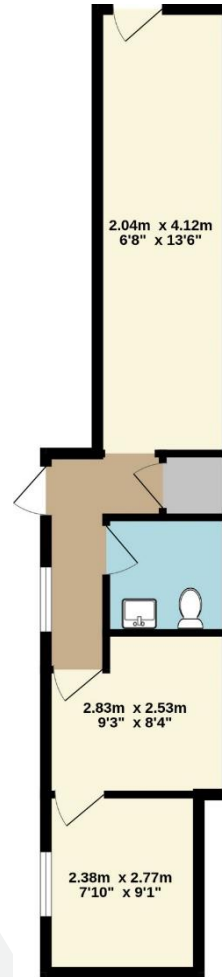
RATING ASSESSMENT

RV - £3,600.

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

FLOOR AREA	m ²	ft ²
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.



AUCTION DATE:

4TH DECEMBER 2024 AT 2.30PM

www.shepherd.co.uk/commercial-auctions

AUCTION DATE

The auction will be held on 4th December 2024 at 2.30pm and interested parties should register at:

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

The property has an energy rating of D. A copy of the EPC is available upon 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

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18 Castle Street

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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

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: NOVEMBER 2024**