

21 GEORGE STREET, STRANRAER, DG9 7RJ



PROMINENT CORNER POSITION





- Ground & 1st Floor
- Rear Loading
- 6,230sq ft
- Let To W.H Smith
- Lease Expiry: January 2026
- Passing Rent: £32,500p.a.x.
- Price: £350,000

#### LOCATION

The property is situated on the south side of George Street, at its junction with South Strand Street within the town of Stranraer. George Street is the primary retailing street within Stranraer Town Centre, with the subject property occupying a prominent position on its south side between its junctions with Queen Street and South Strand Street and set amongst an array of national and local occupiers including WH Smith, Santander, Subway, VPZ and Superdrug, amongst others.

Stranraer is located within the Dumfries and Galloway region, around 45 miles south of Ayr, 90 miles south west of Glasgow and 73 miles west of Dumfries, lying at the convergence of the A77 and A75 road routes.

The town has a population of around 11,000 persons rising to around 35,000 persons within a 10- mile radius, increasing significantly during the tourist season.

#### PROPERTY

The property forms a prominent corner commercial retail space over ground and first floor of steel framed construction surmounted by a pitched roof with common rear loading and parking.

The space benefits from a large aluminium framed and glazed frontage with recessed aluminium framed and glazed doors on George Street.

Internally the property is fitted out in accordance with the tenants corporate specifications with carpeted and laminated timber flooring throughout, with partitions to the rear forming store room and loading area. The upper floor is accessed via a single staircase offering ancillary storage, office, staff room and w.c. facilities.

#### AREA

The property has been calculated to extend to the following internal area:

Ground: 421.85sqm (4,540sq ft)  
1st: 156.96sqm (1,689sq ft)

Total: 578.81sqm (6,230sq ft)

#### EXECUTIVE SUMMARY

The property is held on a full repairing and insuring head lease on the following terms;

Tenant: WH Smith Retail Holdings Ltd t/a WH Smith  
Expiry: 15th January 2026  
Tenant Break: 15th February 2025 (2024 Break option not exercised)  
Passing Rent: £32,500p.a.x.

#### SALE

The property is available on a freehold basis for £350,000







#### V.A.T

The property has been elected for V.A.T. as such the transaction may be treated as a T.O.G.C (transfer of a going concern)

#### TITLE

Available on request

#### LEGAL

Each party shall bear responsibility for their own legal costs

#### VIEWING

Whilst it is a good idea to visit a trading business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.

#### ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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