

Stranraer - 14 George Street, Dumfries & Galloway DG9 7RL
Freehold Retail Investment



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PROPERTY CONSULTANTS



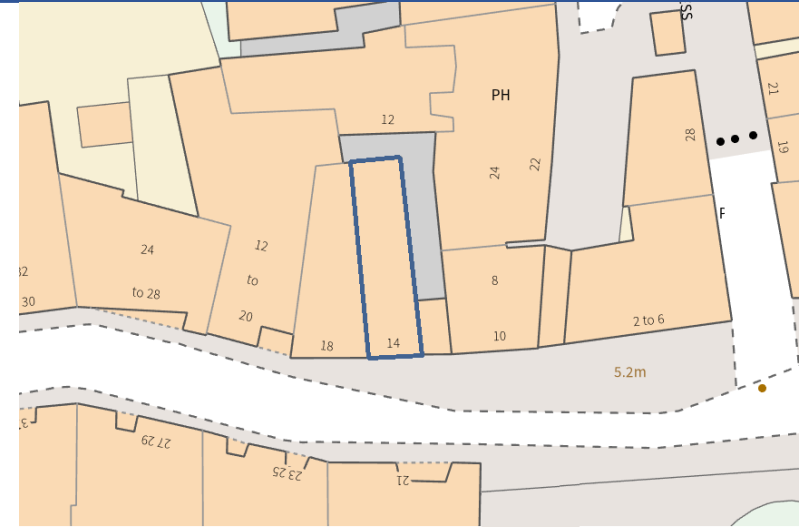
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Investment Consideration:

- Purchase Price: £60,000
- Gross Initial Yield: 11.66%
- Rental Income: £7,000 p.a.
- VAT is applicable to this property
- Heritable (Scottish Equivalent to English Freehold)
- Comprises ground floor retail shop t/a barbers with ancillary accommodation at first floor
- Prominent retail unit on Stranraer's main retail thoroughfare, situated adjacent to Superdrug and Subway and Nearby occupiers include M&Co, WH Smith, Boots and Santander Bank.



Tenancies & Accommodation:

| Property | Accommodation | Lessee & Trade | Term | Current Rent £ p.a. | Notes |
|--|--|------------------------------|---------------------------------|---------------------|--|
| No. 14 (Ground/First Floor) | Ground Floor: 76.95 sq m (828 sq ft) Retail Area, Storage, Office First Floor: 76.95 sq m (828 sq ft) Ancillary | Individual t/a Barbershop | 2 Years from 5 February 2024 | £7,000 | Note 1: FRI Note 2: Deposit held of £1,000 Note 3: Tenant pays reduced rent of £6,000 p.a. for the first year. Vendor will top up rent so the buyer receives the equivalent to £7,000 p.a from completion. |
| Total | | | | £7,000 | |

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Property Description:

The property comprises ground floor shop with ancillary accommodation at first floor and provides the following accommodation and dimensions:

Ground Floor: 77 sq m (828 sq ft)

Retail Area, Office, Storage, Kitchenette, WC

First Floor: 77 sq m (828 sq ft)

Office, Storage

Total area size: 154 sq m (1,656 sq ft)

Tenancy:

The property is at present let to an Individual t/a Barbers for a term of 2 Years from 5th February 2024 at a current rent of £7,000* p.a. and the lease contains full repairing and insuring covenants. Deposit held of £1,000.

*Tenant pays reduced rent of £6,000 p.a. for the first year. Vendor will top up rent, so the buyer receives the equivalent to £7,000 p.a. from completion.

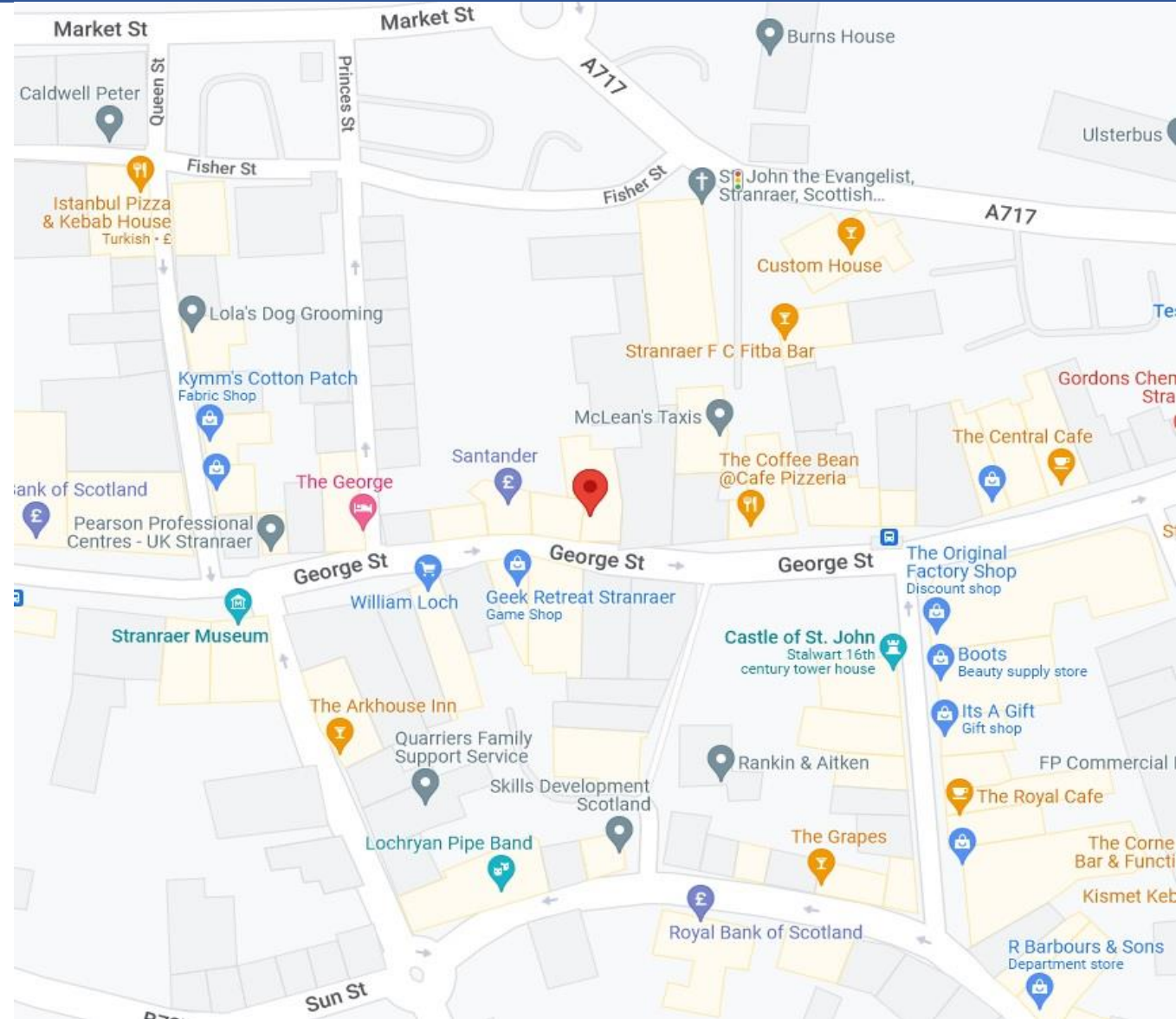


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Location:

The property is situated in a prominent position within the town centre, on the northern side of George Street adjacent to Superdrug, Subway and the main town square. Other nearby occupiers include M&Co, WH Smith, Boots and Santander Bank.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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BLUE ALPINE

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