

Lot 55

£15,000 per annum exclusive

14 George Street, Stranraer, Dumfries and Galloway DG9 7RL

Heritable Retail Investment



Key Details

- Prominent retail unit on Stranraer's main retail thoroughfare
- New 10 year lease (subject to option)
- Rent rebased from £25,000 p.a.x. to £15,000 p.a.x.
- Situated adjacent to Superdrug and Subway
- Nearby occupiers include M&Co, WH Smith, Boots and Santander Bank

Location

Miles: 49 miles south-west of Ayr
66 miles south-west of Dumfries
Roads: A77, A75
Rail: Stranraer Railway Station
Air: Glasgow International Airport

Situation

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.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first floor.

Tenure

Heritable (Scottish Equivalent to English Freehold).

VAT

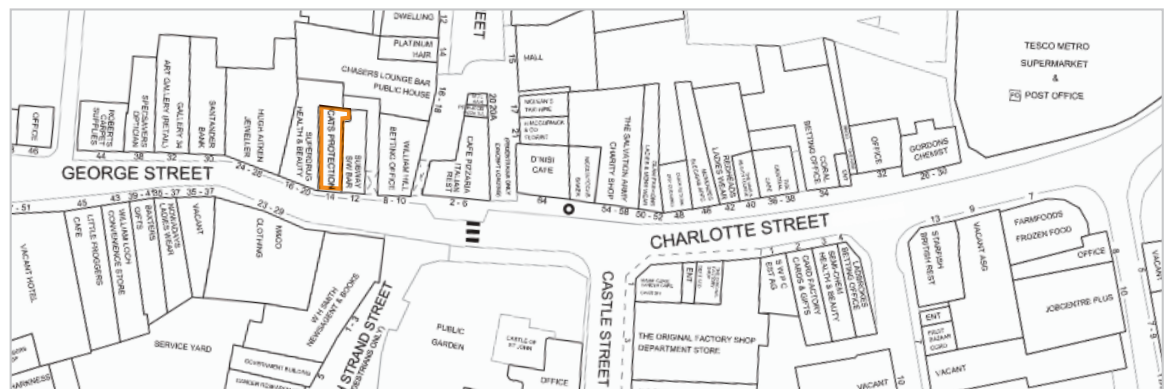
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail/Ancillary	76.95 sq m (828 sq ft)	CATS	10 years from 14/12/2016 on a full repairing and insuring lease (2)	£15,000	14/12/2021
First	Ancillary	76.26 sq m (821 sq ft)	PROTECTION TRUSTEE LIMITED (1)			(13/12/2026)
Total		153.21 sq m (1,649 sq ft)			£15,000	

- (1) Cats Protection was established in 1927 and now operates from 250 volunteer run shops together with 32 adoption centres in the UK (www.cats.org.uk).
- (2) The lease is subject to a tenant option to determine on 14th December 2021.



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