

Lease Available

Retail/Office Premises

89 Hanover Street, Stranraer

Location

Stranraer is part of a series of towns in the South West of Scotland. The town has a population of 14,000 and is best known for servicing the ferry to Belfast.

Hanover Street is located in Stranraer's town centre. Neighbouring occupiers include Landos, The Wok Inn, Subway, Superdrug and Hong King City.

Description

The premises comprise a ground floor retail/office accommodation set within a 2 storey stone built building.

Accommodation

The net internal areas are as follows:

Ground Floor	1,658 sq ft	154.09 sq m
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Rating

The premises are entered into the 2017 Valuation Roll as follows:

Rateable Value	£11,125
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Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.498
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Please note that the rates payable may be subject to relief from the Small Business Rates Scheme. Further details on request.

Planning

The premises benefit from Class 1 (Retail) Class 2 (Office) consent however maybe suitable for alternative uses subject to securing the necessary consents.

Rent

The current passing rent is £12,447 per annum.

Lease Terms

The property is available by way of a sublease or assignation arrangement, with the current lease running until 7 September 2034.

Terms

Subject to covenant, incentives are available with further details on request.



Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Entry

By agreement.

Energy Performance Certificate

EPC Rating = G

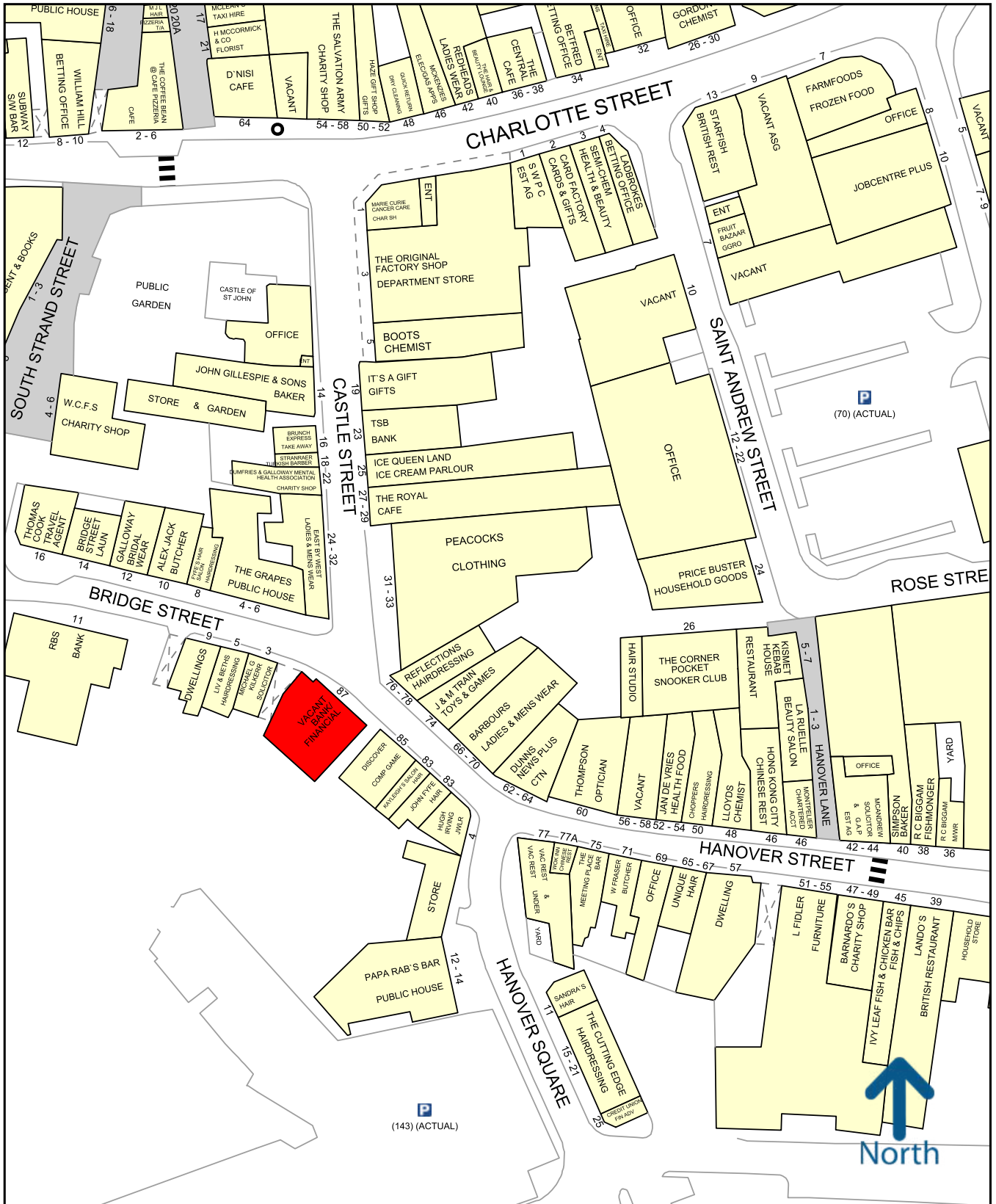
A copy of the EPC and Recommendation Report can be provided on request.

Viewing and Further Information

Strictly by appointment through the sole letting agent:

James Godfrey
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07768 190 114

Jamie Simpson
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