



Tel: 01387 254425

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FOR SALE



OFFICE PREMISES

Gross Internal Area 257 sq. m (2765 sq. ft.)

29 Hanover Street | Stranraer

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports

LOCATION

The property is situated on Stranraer's Hanover Street, within the town centre and is within walking distance of both train and bus links.

DESCRIPTION

The corner terrace building provides office accommodation over two floors. The property is of brick construction finished with a flat roof design.

ACCOMMODATION

Ground Floor – reception area, 3 office spaces, toilet and storage.

First Floor – further 3 office spaces, kitchen facilities, 3 stores and toilet.

APPROXIMATE NET INTERNAL AREAS

Ground Floor	128.38 sq. m.	(1381.87 sq. ft.)
1 st floor	128.62 sq. m.	(1383.95 sq. ft.)
Total NIA	257 sq. m.	(2765 sq. ft.)

SERVICES

The property has mains electricity, water and drainage and an electric heating system.

PLANNING

We believe the subjects benefit from Class 1a use consent. Interested parties should make their own enquiries to confirm the use class and any proposed alternative uses. All interested parties should contact Dumfries and Galloway Planning Department on 01387 260 199.

RATEABLE VALUE

We understand the property is entered in the Valuation Roll with a Rateable Value of £11,500. Further information is available from www.scotland.gov.uk.

LEGAL COSTS

Each party will be responsible for their own legal expenses incurred. The owner shall be responsible for Stamp Duty, Land Tax and Registration Dues (where applicable).

TERMS

The freehold interest is for sale at offers in excess of £97,500 excluding VAT.

VAT

All prices quoted are exclusive of VAT which will be added at the prevailing rate (if applicable).

FURTHER INFORMATION/VIEWING

Please contact: -

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