

Stranraer

Arndale House

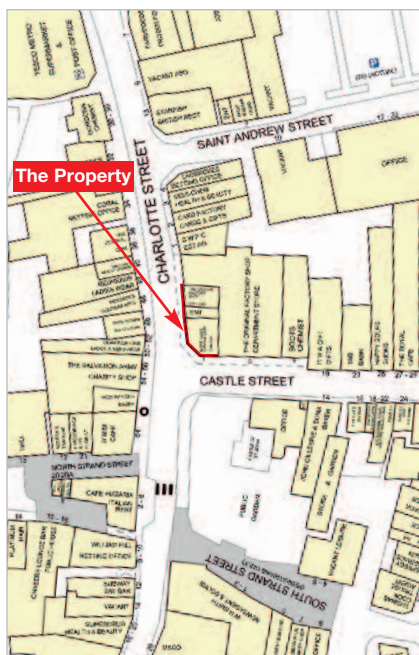
1 Castle Street and 25 Charlotte Street

Wigtownshire

DG9 7ED

- **Prominent Heritable Shop and Office Investment**
- Comprises two ground floor shops with self-contained offices above
- Offices benefit from planning consent to provide 4 flats
- Includes vacant second floor
- Tenants include Marie Curie Cancer Care
- Current Rent Reserved

£27,790 pa
rising to £28,290 pa in
February 2017



Tenure
Heritable.

Location

Stranraer is situated in the south of Scotland in the west region of Dumfries and Galloway, close to the M6 Motorway, 72 miles west of Dumfries and 51 miles south of Ayr. The town also benefits from two ferry terminals providing services to Northern Ireland.

The property occupies a prominent corner position in the heart of Stranraer town centre, at the junction between Charlotte Street, George Street and Castle Street. The A77, A75 and Stranraer Rail Station are all within 0.5 miles of the property.

Occupiers close by include The Original Factory Shop (adjacent), Boots Chemist, Card Factory, TSB, Peacocks, Tesco Metro, The Post Office, Coral, William Hill, Subway and M&Co amongst many others.

Description

The property is arranged on ground and two upper floors to provide two ground floor shops, with self-contained offices above, access to which is via an entrance fronting Charlotte Street.

Planning

The first and second floors benefit from planning consent (ref: 13/P/1/0441) from 14th February 2014 to provide four flats, subject to the existing lease and all the necessary consents. All enquiries should be referred to Dumfries & Galloway Council.

Website: www.dumgal.gov.uk.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

For EPC Rating please see website.

Documents

The legal pack can be obtained from the website www.allsop.co.uk

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit A Ground Floor	Marie Curie Cancer Care (1)	Net Frontage (Charlotte Street) 5.45 m Net Frontage (Castle Street) 7.55 m Shop Depth 11.5 m Built Depth 12.72 m	(17' 10") (24' 9") (37' 8") (41' 8")	10 years from 17.06.2016 Rent review every 5th year Tenant break option on the 5th anniversary FR & I by way of service charge	£14,000 p.a. Rent Review 2021
Unit B Ground Floor	S Smith (t/a Sugar Rush)	Net Frontage 4.75 m Shop Depth 9.15 m Built Depth 9.25 m	(15' 7") (30' 0") (30' 4")	5 years from 01.12.2014 FR & I by way of service charge	£5,040 p.a. Reversion 2019
Unit C	JM & L Limited	First Floor 82.75 sq m	(891 sq ft)	9 years from 28.02.2015 Rent review every 3rd year Tenant break option 27.02.2018 FR & I by way of a service charge	£5,500 p.a. rising to £6,000 p.a. on 28.02.2017 Rent Review 2018
Unit D	K. Pearson (t/a Ken Pearson Photography)	First Floor 45.50 sq m	(490 sq ft)	5 years from 01.09.1997 FR & I by way of service charge	£3,250 p.a. Holding over
Unit E	Vacant	Second Floor Offices 84.00 sq m	(904 sq ft)	—	—
Unit F	Vacant	Second Floor Offices 46.60 sq m	(502 sq ft)	—	—

(1) Marie Curie is a charity registered in England and Wales (207994) and Scotland (SC038731) and has been established over 65 years.
(Source: www.mariecurie.org.uk)

**Total £27,790, p.a (rising to
£28,290 in February 2017)**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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