



Tenure
Freehold.

Location

Stranraer, with a population of 108,000, is situated in the south of Scotland in the west region of Dumfries and Galloway in the county of Wigtownshire. Stranraer is close to the M6 motorway, 72 miles west of Dumfries and 51 miles south of Ayr. The town has two ferry terminals providing services to Northern Ireland. The A77 is just north of Stranraer which provides direct access to Glasgow. The town also enjoys inter-city rail services to London.

The property is situated on the south side of George Street which is the principal retail thoroughfare of the town centre.

Occupiers close by include Subway, Bank of Scotland, Santander and WH Smith amongst many others.

Description

The property is arranged on ground and one upper floor to provide a café with an extensive children's soft play area to the rear. The first floor provides storage accommodation. The property benefits from a rear loading area with communal parking.

The property provides the following accommodation and dimensions:

Gross Frontage	8.50 m	(28' 0")
Net Frontage	6.30 m	(20' 8")
Shop Depth	24.70 m	(81' 0")

Built Depth	31.15 m	(102' 3")
First Floor Storage	173 sq m	(1,862 sq ft)

Tenancy

The entire property is at present let to MRS ANN PEARCE on a licence for a term of 1 year from 9th November 2012 holding over at a current rent of £9,600 per annum. The lease contains full repairing and insuring covenants. We understand that the tenant is not paying rent - see Clause 4.7.2 of the Articles of Roup regarding Vendor's agreement not to seek payment of any arrears due prior to settlement date.

Tenant Information

Little Froggers is designed especially for kids up to 10 years of age. There is a café for adults as well as a toddler area and baby changing facilities.

Website Address: www.littlefroggers.co.uk

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 42 Band C (Copy available on website).

Stranraer

45 George Street Wigtownshire DG9 7RJ

- **Heritable Children's Nursery Investment**
- Town centre location
- Substantial two storey building
- VAT not applicable
- Current Licence Fee Reserved

£9,600 pa

**SIX WEEK COMPLETION
AVAILABLE**

