

Stranraer - 14 George Street, Dumfries & Galloway DG9 7RL
Freehold Shop Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Freehold Shop Investment



Investment Consideration:

- Purchase Price: £160,000
- Gross Initial Yield: 9.38%
- Rental Income: £15,000 p.a.
- VAT is applicable to this property
- Heritable (Scottish Equivalent to English Freehold).
- Prominent retail unit on Stranraer's main retail thoroughfare
- Situated adjacent to Superdrug and Subway
- Nearby occupiers include M&Co, WH Smith, Boots and Santander Bank

Property Description:

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

Location:

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

Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 14 (Ground Floor) (First Floor)	Ground Floor: Retail/Ancillary 76.95 sq m (828 sq ft)	Cats Protection Trustee Limited (1)	10 years from 14 December 2016	£15,000	FRI Note 2: Break clause 14.12.2021 Note 3: Rent review every fifth year
	First Floor: Ancillary 76.95 sq m (821 sq ft)				

(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).

Total

£15,000

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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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