

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



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

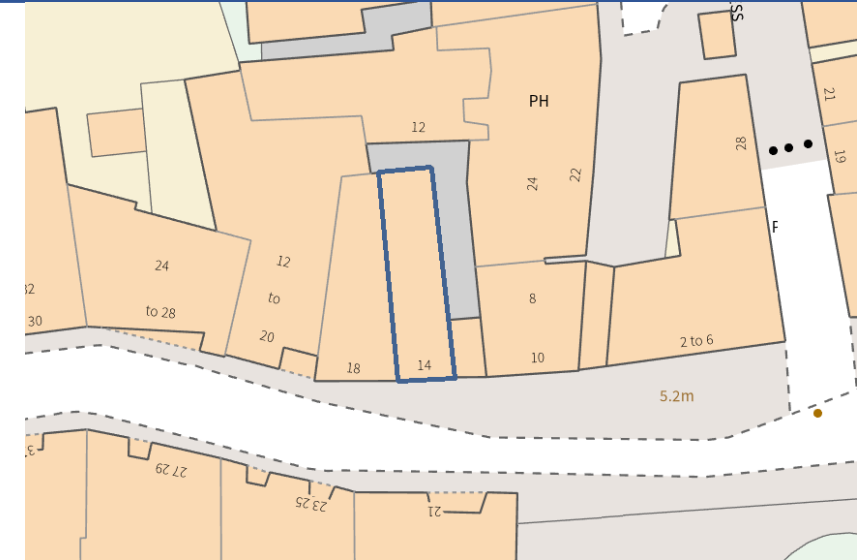


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Investment Consideration:

- Purchase Price: £119,000
- Gross Initial Yield: 7.66%
- Rental Income: £9,120 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



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 14 (Ground/First Floor)	Ground Floor: 76.95 sq m (828 sq ft) Retail Area, Storage, Office First Floor: 76.95 sq m (828 sq ft) Ancillary	M&R Electronics Limited	5 years from 26 November 2021	£9,120	Note 1: FRI Note 2: Open market rent review in November 2024 Note 3: Deposit held of £1,520
			Total	£9,120	

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Property Description:

The property comprises ground floor shop with ancillary accommodation at first floor and provides the following accommodation and dimensions:

Ground Floor: 77 sq m (828 sq ft)

Retail Area, Office, Storage, Kitchenette, WC

First Floor: 77 sq m (828 sq ft)

Office, Storage

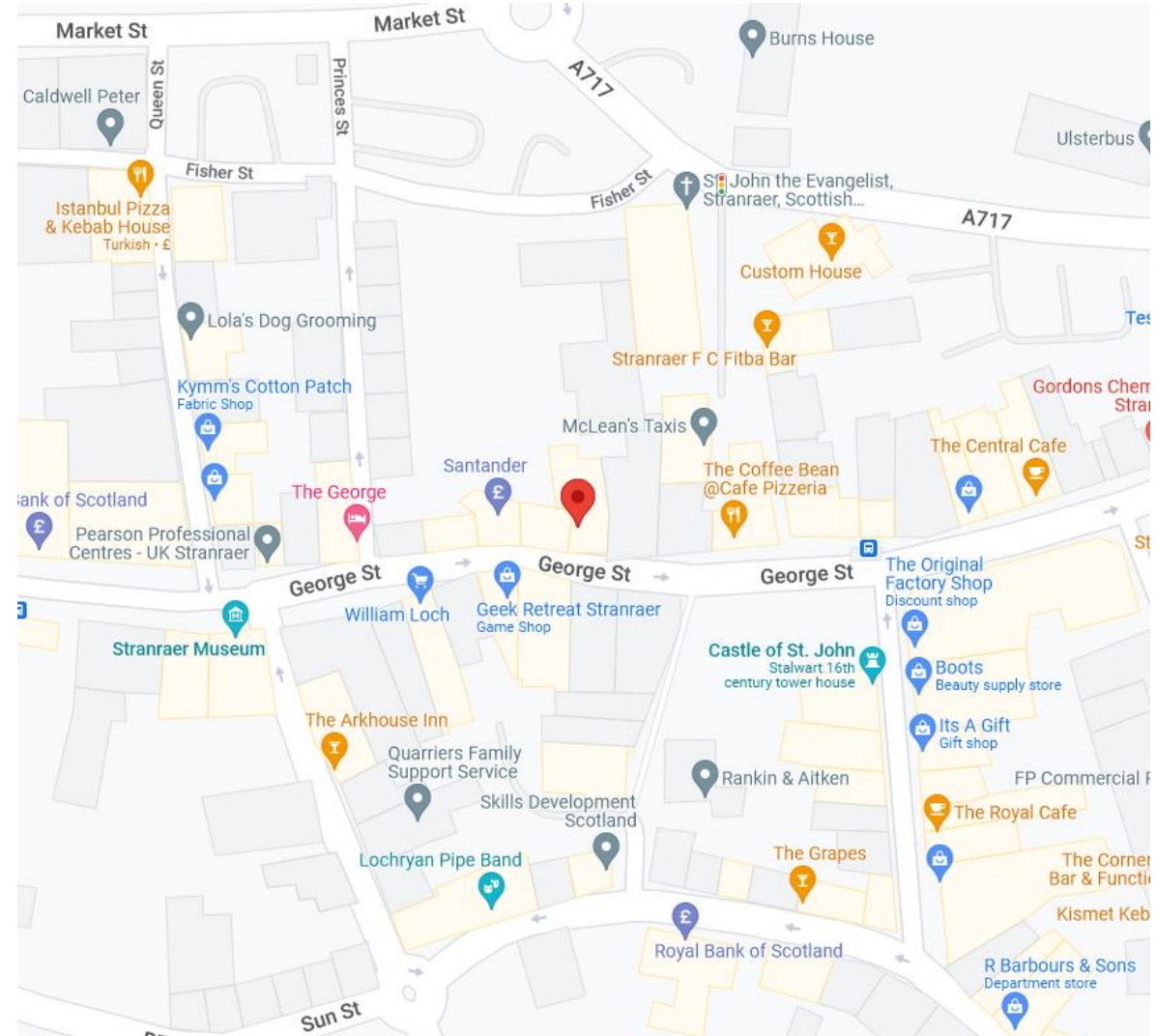
Total area size: 154 sq m (1,656 sq ft)

Tenancy:

The property is at present let to M&R Electronics Limited for a term of 5 Years from 26th November 2021 at a current rent of £9,120 per annum and the lease contains full repair and insuring covenants. Open market rent review in November 2024. Deposit held of £1,520.

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



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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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BLUE ALPINE

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