

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



BLUE ALPINE

PROPERTY CONSULTANTS





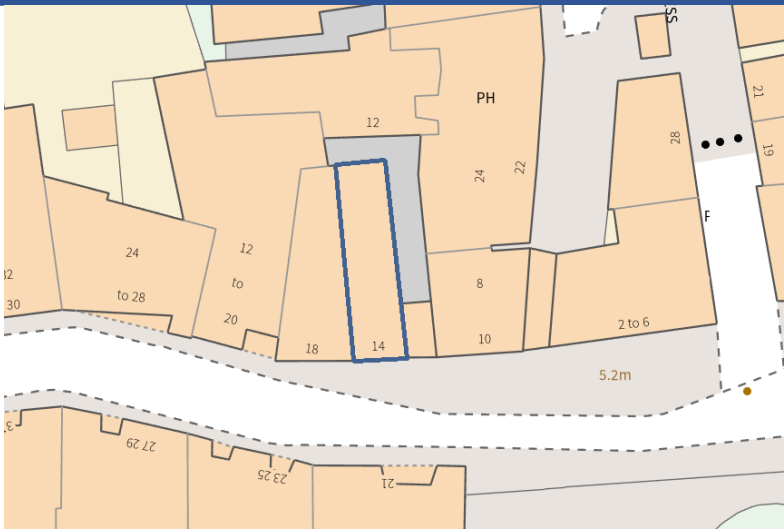
# Stranraer - 14 George Street, Dumfries & Galloway DG9 7RL

## Freehold Retail Investment



### Investment Consideration:

- Purchase Price: £75,000
- Gross Initial Yield: 9.33%
- Rental Income: £7,000 p.a.
- VAT is applicable to this property
- Heritable (Scottish Equivalent to English Freehold)
- Comprises ground floor retail shop t/a barbers with ancillary accommodation at first floor
- Prominent retail unit on Stranraer’s main retail thoroughfare, situated adjacent to Superdrug and Subway and Nearby occupiers include M&Co, WH Smith, Boots and Santander Bank.



### Tenancies & 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	Individual t/a Barbershop	2 Years from 5 February 2024	£7,000	Note 1: FRI Note 2: Deposit held of £1,000

Total £7,000

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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 an Individual t/a Barbers for a term of 2 Years from 5<sup>th</sup> February 2024 at a current rent of £7,000 p.a. and the lease contains full repairing and insuring covenants. Deposit held of £1,000.



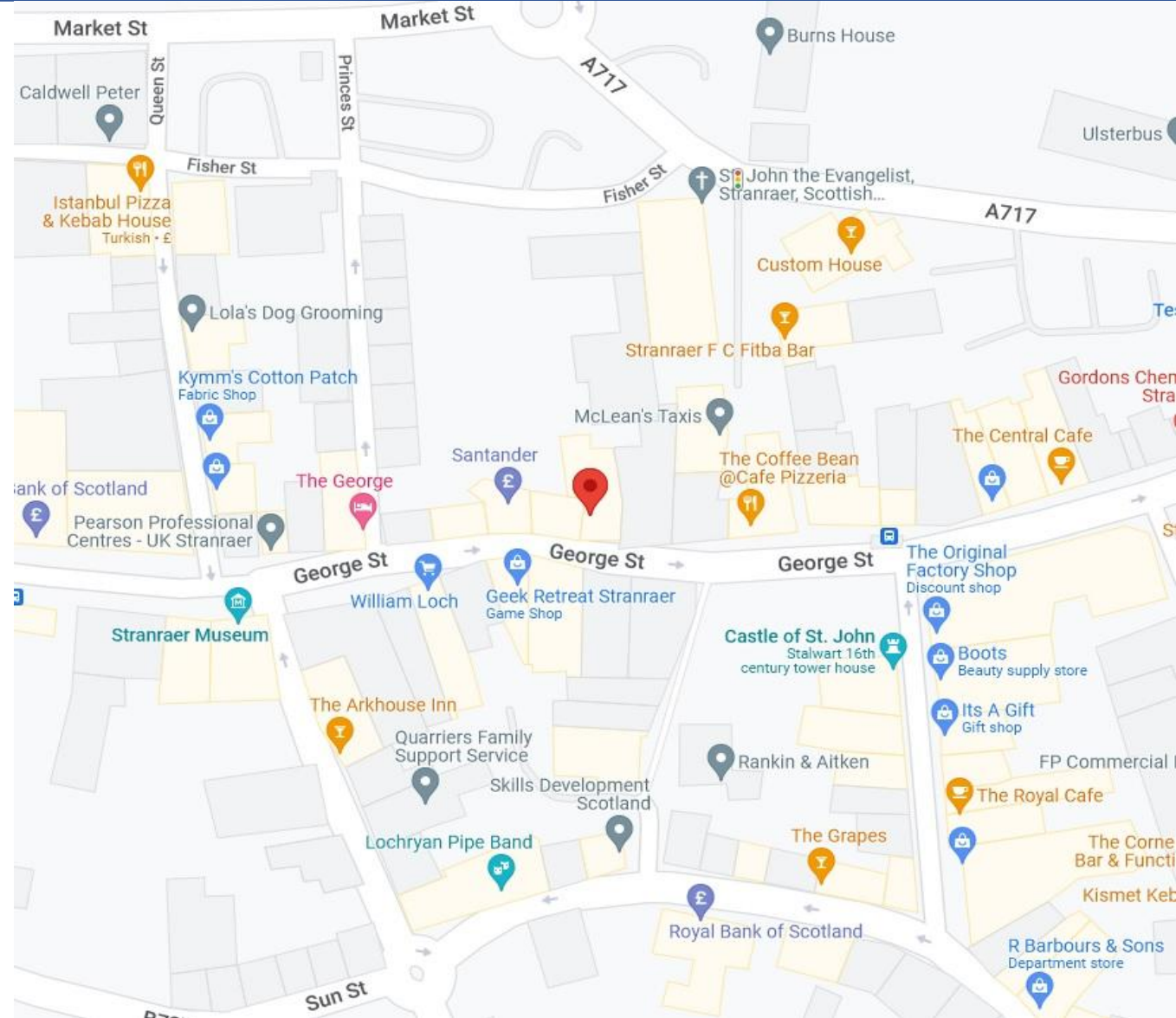
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### Location:

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:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



### Address:

Blue Alpine Partners Limited  
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ  
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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