

LEASE FOR SALE

RETAIL /OFFICE PREMISES

89 HANOVER STREET,
STRANRAER, DG9 7RN

LOCATION

Stranraer is part of a series of towns in the South West of Scotland. The town has a population of 14,000 people and is best known for servicing the ferry to Belfast.

Hanover Street is located in Stranraer's town center. Neighboring occupiers include Landos, The Wok Inn, Subway, Superdrug and Hong Kong City

DESCRIPTION

The premises comprises ground floor retail / office accommodation set within a 2 storey stone built building.

ACCOMMODATION

The net internal areas are as follows:

Ground Floor 1,752 sq ft 162.8 sq m

RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value £11,125
Commercial Rate Poundage £0.49
(exclusive of water and sewerage rates)

RENT

The current passing rent for 89 Hanover Street is £11,318 per annum

LEASE TERMS

The property is available by way of a sublease or assignation arrangement, with the current lease running until 7 September 2034.



TERMS

Subject to covenant, incentives are available with further details on request.

ENERGY PERFORMANCE CERTIFICATE

EPC rating to be confirmed.

LEGAL COSTS & VAT

Each party is to be responsible for their own legal costs incurred in connection with this transaction with the ingoing tenant to be responsible for Land and Buildings Transaction Tax (LBTT), registration fees and any VAT incurred thereon.

VIEWING & FURTHER INFO

Strictly by appointment through the sole letting agent.

ENTRY

By agreement.

PETER HUTTON

Partner
+44 141 304 3210
07585 509 466

peter.hutton@cushwake.com

KEVIN NEALIS

Senior Surveyor
+44 141 223 8798
07747 008 474

Kevin.nealis@cushwake.com

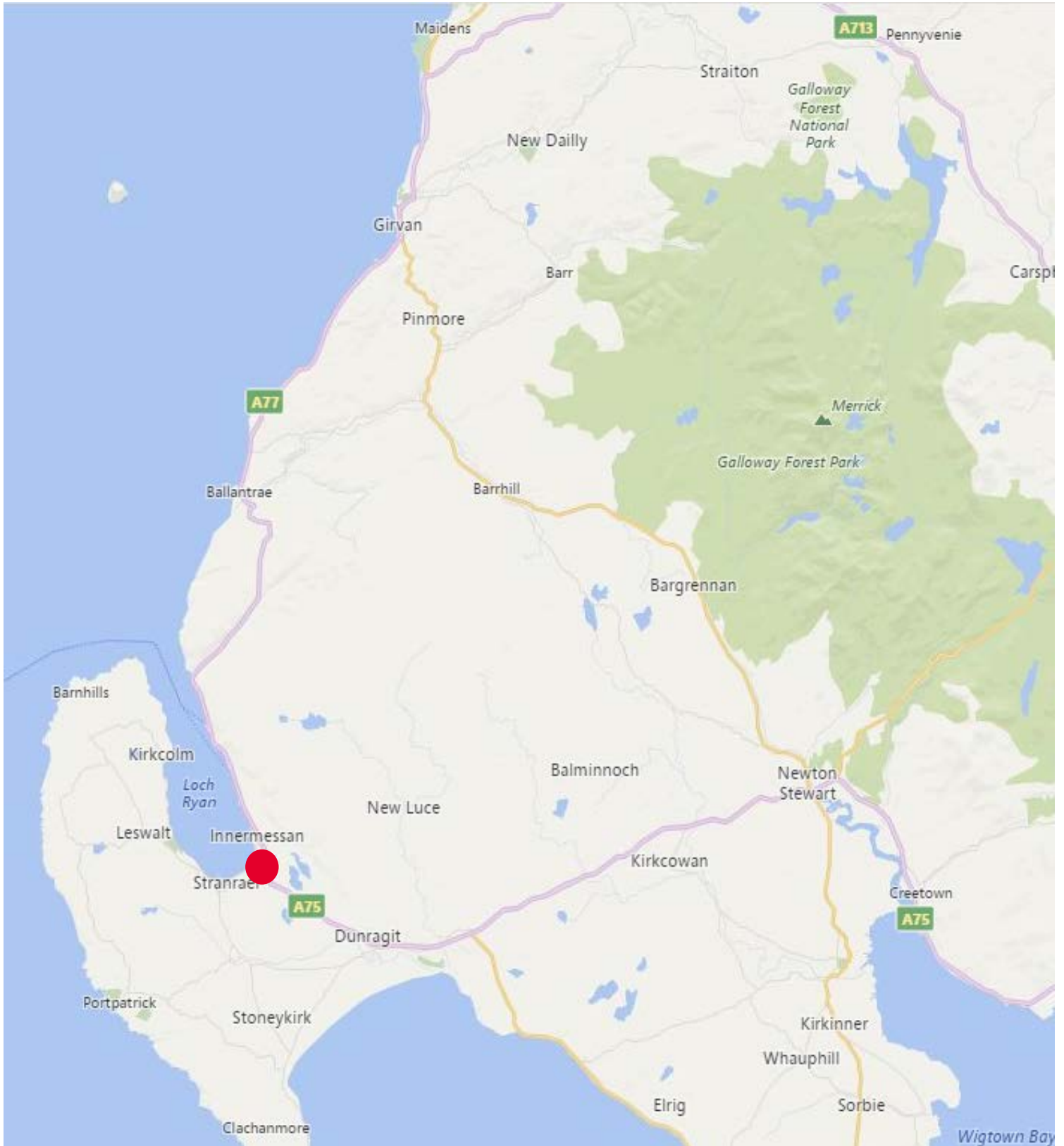
CUSHMAN & WAKEFIELD

199 St Vincent Street,
Glasgow G2 5QD
+44 207 152 5000
cushmanwakefield.com

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199 St Vincent Street,
Glasgow G2 5QD
+44 207 152 5000
cushmanwakefield.com