

FOR SALE

**56/58 HANOVER STREET,
STRANRAER, DG9 7RP**



An opportunity arises to acquire a former retail unit within the town centre. The property would suit a variety of uses. This is a well-proportioned property laid out over three floors. Above the retail space there is former residential accommodation with its own access, with some refurbishment this could then be let out to generate another income. There is no rear access or outside space.

**FRONT, MIDDLE & REAR SALES AREA, WITH
STORAGE ABOVE. STAIRS LEADING TO WC,
OFFICE/KITCHEN, LOUNGE.
SECOND FLIGHT OF STAIRS LEADING TO
POSSIBLE BEDROOMS**

GUIDE Price: £50,000



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147

Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Occupying an excellent trading location in the heart of the town centre, this is a former spacious retail unit which would be very well suited to a variety of uses.

The property is laid out over three floors and benefits from former residential accommodation over the first and second floors.

In fair condition throughout with scope for some general modernisation/remodelling. The premises are well laid out to display retail goods and there is also a display window to Hanover Street.

It is situated adjacent to a variety of other retail/commercial units within the town centre.

For those in search of a well-located premises, viewing is to be thoroughly recommended.

SALES AREA:

This is an ideal sales area with display window to Hanover Street. There are two parts to the main sales unit and a further extensive section to the rear.



Further sales area image



FORMER RESIDENTIAL ACCOMMODATION:

Located over the first and second floors, there is former residential accommodation comprising, main lounge, WC, office/kitchen and two bedrooms.



Office/Kitchen image



Former bedroom accommodation



ENTRY: Immediate

VIEWING: By appt with S.W.P.C

DETAILS PREPARED: 14/11/2017

DETAILS UPDATES: 26/01/2023

RATEABLE VALUE: £5000

SERVICES:

Mains, drainage, and water.

Boxroom



OFFERS:

All offers for the above property should be made in writing to

South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Telephone (01776) 706147 Fax: (01776) 706890
www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**