

GEORGE ST.

# F&O Larder



F & O Larder, 94-96 George Street

Stranraer, DG9 7JS

Guide Price £50,000

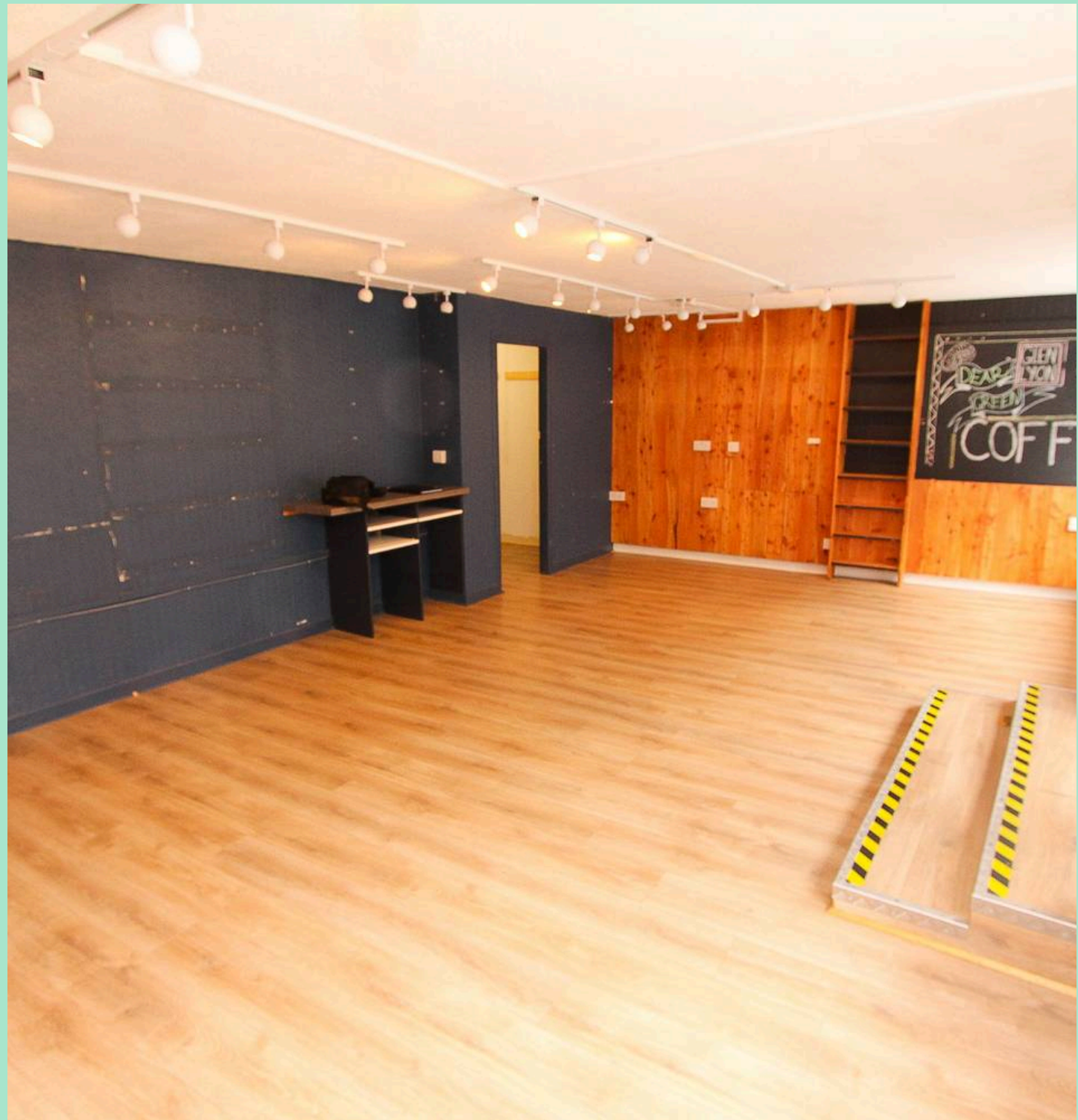
## F & O Larder

94-96 George Street, Stranraer

Council Tax band: TBD

Tenure: Freehold

- Located just off the town centre
- Only a short walk from the town marina
- Double display windows
- Store room
- WC



## F & O Larder

94-96 George Street, Stranraer

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

The property is laid out over the ground floor and benefits from two large display windows, rustic decor, storeroom and WC.

The premises are well laid out to display retail goods.

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

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### Main retail

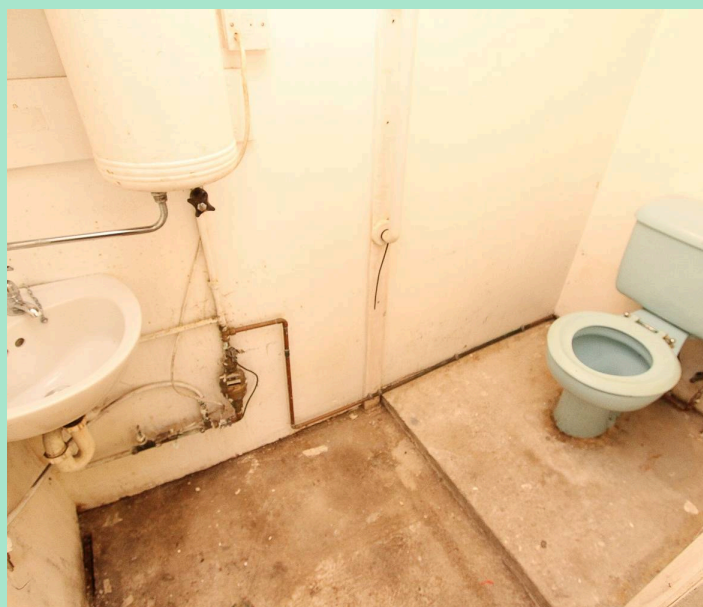
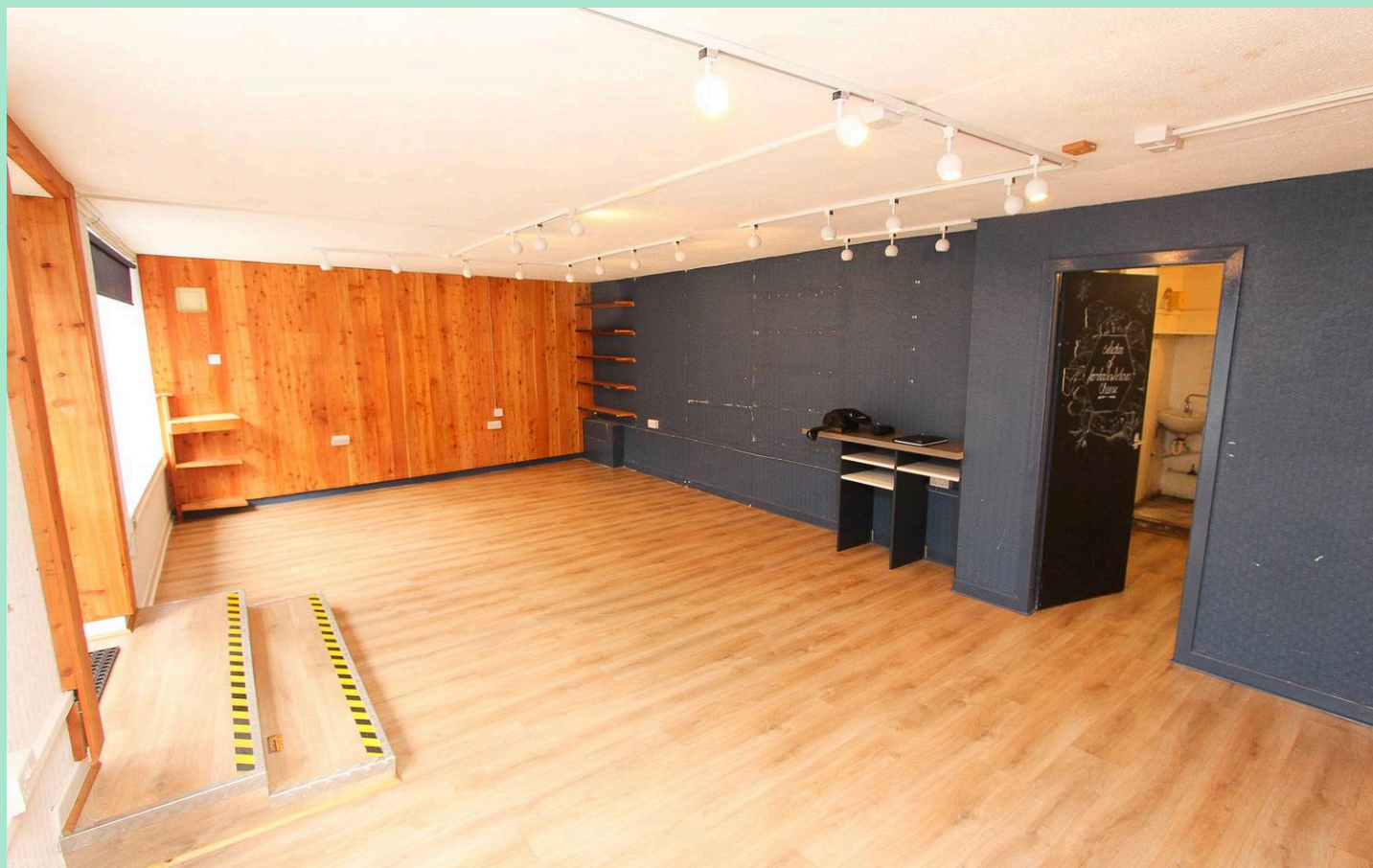
The retail area is comprised of 2 display windows, vinyl flooring and track lighting.

### Store

A storeroom to the rear.

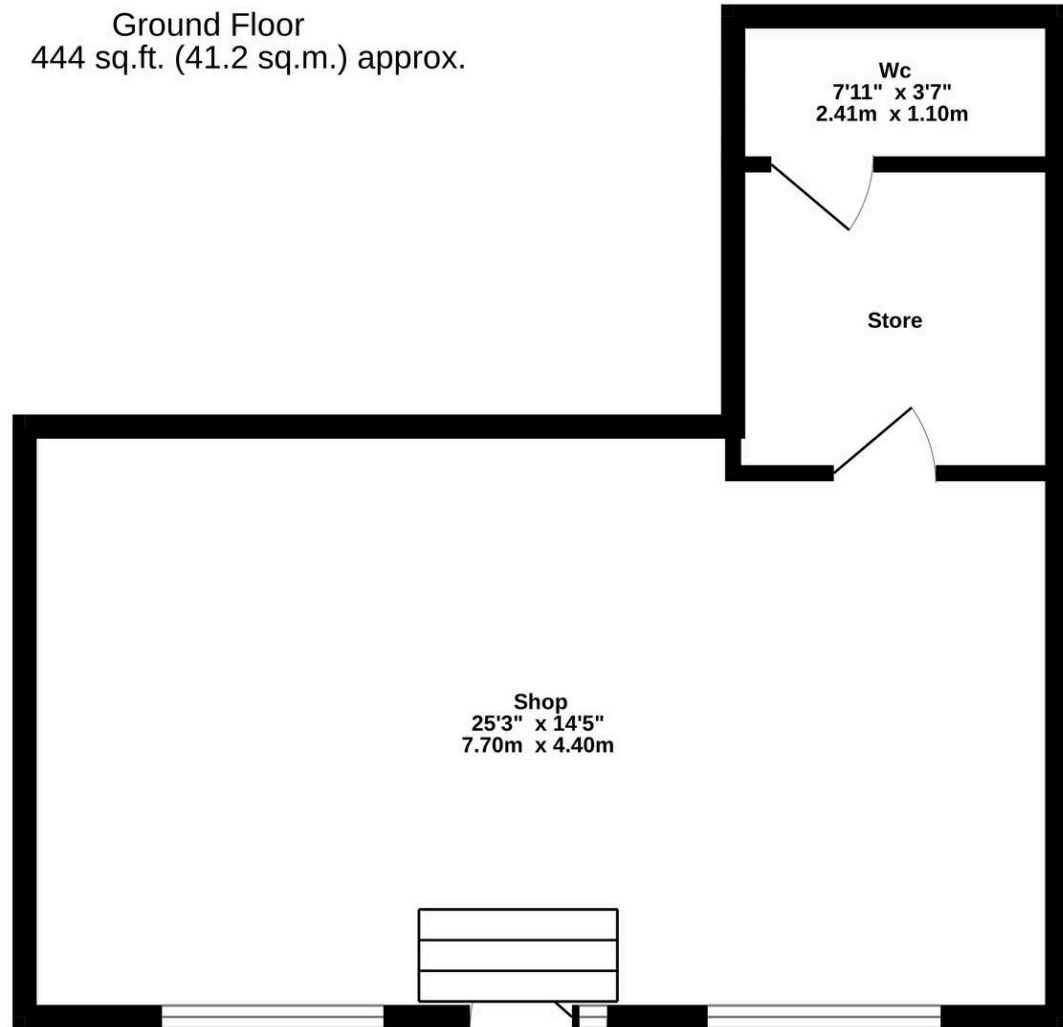
### WC

Fitted with a WHB and WC.



Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.

**Ground Floor**  
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 444 sq.ft. (41.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## South West Property Centre Ltd

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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.