



Marion's Salon, 15 Church Street

Stranraer, DG9 7JG

Offers over £90,000 are invited

Marion's Salon

15 Church Street, Stranraer

Council Tax band: TBD

Tenure: Freehold

- Town centre location
- Former hairdressing salon with tenanted flat above
- Generous ground floor space
- Ideally situated for a number of retail opportunities

Located in the heart of the town centre, this property presents a opportunity for investors or lifestyle choice entrepreneurs seeking a prime location for their business ventures. The property, a former hairdressing salon with a tenanted flat above, boasts a rich local history within the community and offers an array of possibilities for commercial use.



Marion's Salon

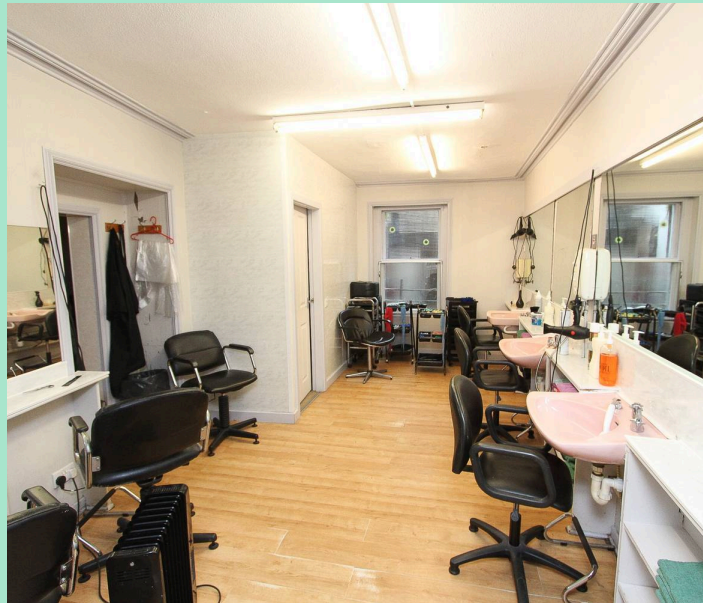
15 Church Street, Stranraer

Stepping inside, the ground floor of the property welcomes you with its generous space, featuring the remnants of a successful hairdresser/barber shop. The potential to reimagine this area for a variety of retail opportunities is abundant, whether it be a boutique clothing store, charming cafe, or trendy artisanal shop.

Situated in the town centre, the property will enjoy good visibility and foot traffic once major renovation to a neighboring building is complete, making it a strategic location for attracting customers and ensuring the success of any business venture. The convenience of nearby amenities, public transport links, and local attractions adds to the allure of this location, promising a bustling environment for potential customers and clients.

With a tenanted flat above the commercial space, the property offers the added benefit of a potential supplementary income stream. The versatility of this arrangement contributes to the property's overall appeal and investment potential.

In summary, this property represents a promising canvas for those looking to make their mark in the town's vibrant business landscape. Its local history, central location, and versatile layout set the stage for a successful and prosperous future.



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.





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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.