

TO LET / MAY SELL

MODERN WORKSHOP / TRADE COUNTER UNITS



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UNITS 1&2 / 3&4 FOUNTAIN WAY, BLACKPARK INDUSTRIAL ESTATE, STRANRAER, DG9 7UD

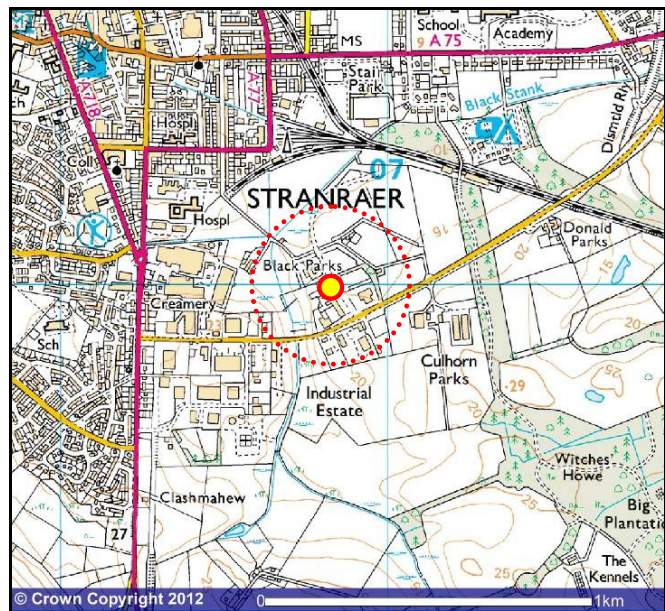
- Recently constructed semi-detached units suitable for trade counter use.
- Good location in expanding industrial and business estate.
- Short distance from A75 Euroroute.
- Gross internal floor areas **140.76m² / 139.17m²** or thereby.
- **Rental offers in the region of £7,500** per unit per annum are invited.
- Offers to purchase the whole building are also invited.

► Location

Situated along the shore of Loch Ryan, Stranraer is one of the largest settlements in South West Scotland with an estimated population of around 10,800. The town is situated in Wigtownshire and is an administrative centre for the West Galloway area of Dumfries and Galloway. The town is located on the junction of the A77 and A75 approximately 50 miles south of Ayr and 75 miles west of Dumfries.



The property is situated in a visible position on Fountain Way within the modern and expanding industrial and business development at Blackpark Industrial Estate. The location is a short drive from the A75 Euroroute, making it easy to access the main road network.



Nearby occupiers include Cairngas Supplies, William Loch Gas, Donnan Construction, SBS (Cumbria) Ltd, Dingbro Ltd and TMS Motor Spares.

► Description

The subjects comprise two semi-detached units with toilet facilities. Roller shutter doors on the front elevation provide vehicular access to each unit from a shared yard/forecourt. The units are of modern steel portal frame construction with insulated metal profile sheet cladding. Translucent roof panels offer a good level of natural daylight internally.

► Floor Areas

We calculate that the gross internal areas extend to:

Unit 1&2 (Two roller shutters): **140.76m² (1,515ft²)** or thereby.

Unit 3&4 (One roller shutter): **139.17m² (1,498ft²)** or thereby.

► Terms and Rent

Rental offers in the region of £7,500 p.a.x. are invited for each unit, with the term of lease being negotiable. The subjects will be let on a Full Repairing and Insuring (FRI) basis.

► Rating Assessment

As at the date these particulars were published, the Rateable Values were **£5,500** (Unit 1&2) **£3,800** (Unit 3&4). We draw to your attention the fact that a new occupier of this property will have the right to appeal the Rateable Value for a period of 6 months after acquiring an interest in the subjects.



► Costs

Each party will be responsible for their own costs.

► Value Added Tax

All prices, rents and premiums, where quoted, are exclusive of Value Added Tax. Prospective purchasers/lessees are advised to satisfy themselves independently as to the incidence of VAT in respect of this transaction.

► Viewing and Further Information

Please contact the sole agents. Viewing is strictly by prior appointment.

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Contact(s) Craig McKnight or Fraser Carson

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