

**FOR SALE**

**72 -74 HANOVER STREET,  
STRANRAER, DG9 7RP**



An opportunity arises to acquire a retail unit within the town centre. It currently trades as a toy shop and ironmongery. This is a well-proportioned property laid out over three floors.

Above the retail space there is residential accommodation with its own access to the front. There are small outbuildings to the rear. It may be possible to gain rear access, subject to local authority approval. The purchase price is for the building only, stock available by separate negotiation. Gas central heating and uPVC double glazing.

**FRONT & REAR SALES AREA**

**Residential accommodation**

**LOUNGE, KITCHEN, DINING ROOM/5<sup>TH</sup>  
BEDROOM, BATHROOM, 4 BEDROOMS,  
OUTBUILDINGS, OUTSIDE WC**

**Price: Offers over £85,000 are invited**



**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](http://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.

### Further sales area image



### FORMER RESIDENTIAL ACCOMMODATION:

Located over the first and second floors, there is former residential accommodation comprising, main lounge, kitchen, bathroom, 5 bedrooms.

### SALES AREA:

This is an ideal sales area with display windows to Hanover Street.



### LOUNGE:



### KITCHEN:





DINING ROOM/5<sup>TH</sup> BEDROOM



BEDROOM:



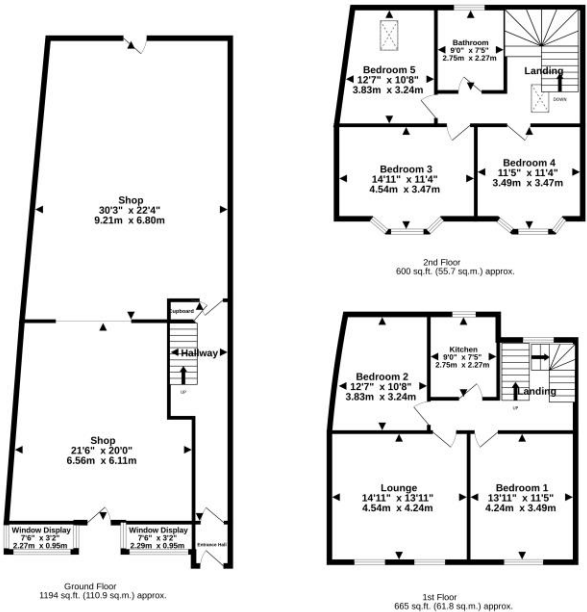
BEDROOM:



BATHROOM:



BEDROOM:



TOTAL FLOOR AREA : 2459 sq.ft. (228.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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ENTRY: Immediate

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

DETAILS PREPARED: 31/03/2023

RATEABLE VALUE: £11,150

SERVICES:

Mains electricity, drainage, gas, and water.

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](http://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.**