



south west property centre

The Salon

Unisex Salon
Prop. Lech
Tel: 01776 707390



10C Hanover Street, Stranraer

DG9 7RZ

PRICE: Offers around £20,000 are invited

10C Hanover Street

Stranraer

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.

Council Tax band: TBD

Tenure: Freehold

- Former hair salon
- Located just off the town centre
- Main shop to the front and a spacious kitchen to the rear
- Ideally suited as hair salon or as a boutique shop
- Yard to the rear



10C Hanover Street

Stranraer

An opportunity to acquire a versatile commercial property, ideally situated just off the town centre and benefitting from a steady flow of foot traffic. This former hair salon has a welcoming main shop area to the front and a spacious kitchen area to the rear. There is a WC and a back yard for waste bin storage and possible extension of the property, subject to local authority approval. This property is ideally suited for continued use as a hair salon, yet offers excellent potential for conversion into a boutique shop or a range of other small retail ventures. The prominent frontage ensures high visibility, while the layout provides scope for customisation to suit individual business needs. Whether you are an entrepreneur seeking to establish a new venture or an investor looking for a prime commercial space, this property combines location, flexibility, and potential in equal measure.



Front Shop

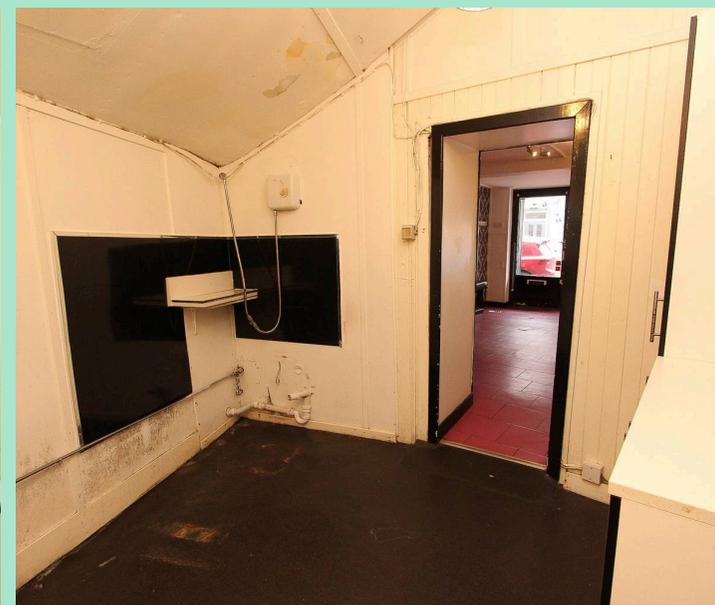
The front shop is fitted with a banquette and a fixed counter. Tiled flooring and spotlight rails.

Kitchen

The kitchen area is fitted with a range of floor units with ample work surfaces incorporating a stainless steel sink.

WC

Comprising a WHB and WC



Yard

To the rear of the property there is a yard for the storage of waste bins. It also offers the opportunity for extension, subject to local authority approval.

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.





South West Property Centre Ltd

South West Property Centre, Charlotte Street - DG9 7ED

01776 706147

property@swpc.co.uk

www.southwestpropertycentre.co.uk



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.