



Apex, 2 Backrampart

Stranraer, DG9 7LW

Offers Over £100,000 are invited

Apex

2 Backrampart, Stranraer

Rateable value: £14,100

Tenure: Freehold

- An opportunity to acquire a commercial building with parking
- Large full height integral garage/workshop.
- Former veterinary practice
- Previously leased for £14,000 pa
- Located only a short distance from the seafront and town centre
- In very good condition throughout
- Multiple store rooms/offices within the building
- Large, floored loft
- Gas central heating
- Suited to a number of business uses



Apex

2 Backrampart, Stranraer

An exceptional opportunity presents itself to acquire or lease a versatile commercial building, ideally situated just a short distance from both the seafront and the vibrant town centre. Formerly operating as a successful veterinary practice, this property is perfectly suited to a variety of business uses, offering flexibility for those seeking a well-located office or commercial premises. Benefiting from its previous lease at £14,000 per annum, the building is in good condition throughout, reflecting a commitment to maintenance and care that will be appreciated by discerning buyers. Stepping inside, you will find a thoughtfully arranged interior, comprising multiple store rooms and offices that provide ample space for a range of operational requirements. This generous integral full-height garage/workshop area is accessed directly from the carpark via a high shutter door leading to a layout which is functional and adaptable, allowing for easy reconfiguration to meet specific business needs, whether for consulting rooms, private offices, or collaborative workspaces. Gas central heating ensures a comfortable working environment year-round, while the inclusion of on-site parking adds a layer of convenience rarely found in such a central location.



The property's practical design is complemented by its strategic position, placing it within easy reach of local amenities, transport links, and the bustling heart of the town. With its well-proportioned accommodation, high standard of presentation, and potential for a multitude of commercial applications, this building represents a compelling proposition for business owners and investors alike. Whether you are looking to establish a new venture, expand your existing operations, or secure a valuable addition to your property portfolio, this outstanding commercial office offers the ideal blend of location, condition, and versatility.

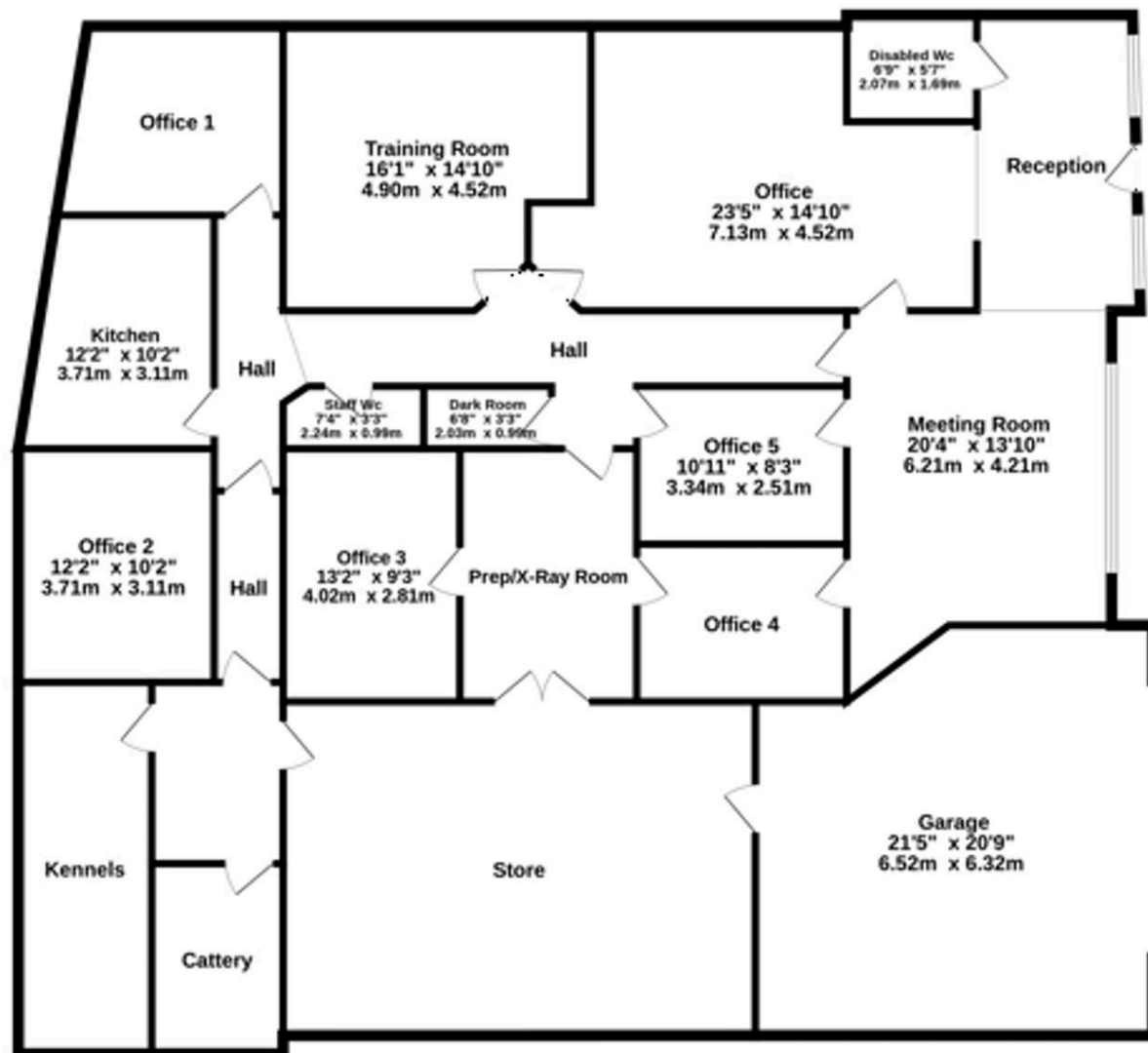
Off street

10 Parking Spaces

The property benefits from its own dedicated secure off-street parking to the front aspect. There exists a right of access across the carpark to an adjacent residential property.



Ground Floor
3047 sq.ft. (283.0 sq.m.) approx.



TOTAL FLOOR AREA : 3047 sq.ft. (283.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 11/2015

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.