



21 George Street, Stranraer, DG9 7RJ

Prominent Corner Position

- Ground & 1st Floor
- 6,230sq ft
- Let on F.R.I Lease to TG Jones (Former W.H Smith)
- Expiring February 2031
- Passing Rent: £37,500p.a.x.
- Price: o/o £350,000

LOCATION

The property is situated on the south side of George Street, at its junction with South Strand Street within the town of Stranraer. George Street is the primary retailing street within Stranraer Town Centre, with the subject property occupying a prominent position on its south side between its junctions with Queen Street and South Strand Street and set amongst an array of national and local occupiers including WH Smith, Santander, Subway, VPZ and Superdrug, amongst others.

Stranraer is located within the Dumfries and Galloway region, around 45 miles south of Ayr, 90 miles south west of Glasgow and 73 miles west of Dumfries, lying at the convergence of the A77 and A75 road routes. The town has a population of around 11,000 persons rising to around 35,000 persons within a 10- mile radius, increasing significantly during the tourist season.

PROPERTY

The property forms a prominent corner commercial retail space over ground and first floor of steel framed construction surmounted by a pitched roof with common rear loading and parking.

The space benefits from a large aluminium framed and glazed frontage with recessed aluminium framed and glazed doors on George Street.

Internally the property is fitted out in accordance with the former tenants corporate specifications with carpeted and laminated timber flooring throughout, with partitions to the rear forming store room and loading area. The upper floor is accessed via a single staircase offering ancillary storage, office, staff room and w.c. facilities.



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AREA

The property has been calculated to extend to the following internal area;

Ground: 421.85sqm (4,540sq ft)

1st: 156.96sqm (1,689sq ft)

Total: 578.81sqm (6,230sq ft)

LEASE SUMMARY

The property is held on a full repairing and insuring head lease, extended from 16th February 2026 for a 5 year term at a passing rent of £37,500p.a.x

FURTHER INFO

TG Jones (trading as TGJones) is a major British high street retailer specialising in newsagents, stationery, books, magazines, confectionery, toys, cards, and related products. It operates as a newsagent, stationer, and book retailer across the UK, with headquarters in Greenbridge, Swindon.

The business emerged in its current form following the acquisition of WHSmith's UK high street

operations (excluding the travel division) by private equity firm Modella Capital. The WH Smith brand was not included in the sale, leading to a full rebranding of the acquired stores to TGJones during a transition period.

Approximately 470 stores nationwide with around 5,000 employees transferred with the acquisition

For the group holding company (TG Jones Retail Holdings Limited), recent accounts show turnover of approximately £221 million.

TGJones aims to position itself as the "hub of the high street," with plans for investment in refits, expanded ranges (e.g., more Toys "R" Us concessions and Hobbycraft sections), and additional services like Post Offices. As a private company under Modella Capital, it focuses on revitalising the high street presence inherited from WHSmith.

SALE

The property is available on a freehold basis for o/o £350,000

V.A.T.

Prices quoted are exclusive of V.A.T

E.P.C

Available on request

TITLE

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction



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VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

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Anti-Money Laundering

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Property Misdescription Act 1991:

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