

TO LET  
RETAIL

 **GRAHAM  
SIBBALD**



1 Glenwell Avenue, Stranraer, DG9  
7BA

- Ground floor retail unit
- Prominent location
- Potential for 100% rates relief
- 63.06 sq m (679 sq ft)

## LOCATION

The subjects are situated within Stranraer which is situated within the Dumfries & Galloway Council area and has a resident population of circa 11,000 persons (Census 2022). Stranraer is situated approximately 52 miles south of Ayr and 67 miles west of Dumfries.

Stranraer is located on the junction of the A77 and A75 and was previously one of the main ferry ports to Northern Ireland, although Stena and P&O have relocated to Cairnryan, which is located approximately five miles north of Stranraer. Stranraer is the main shopping and administrative area for the surrounding area.

The subjects are located on Glenwell Avenue, at the junction of Belmont Road. Surrounding occupiers are generally residential in nature however Lidl, Visit Stranraer and Belmont Primary School are in nearby proximity.



## DESCRIPTION

The subjects comprise a ground floor retail unit within a two-storey building of cavity brick/block construction, surmounted by a pitched and tiled roof.

Ramped entrance is gained via a composite-style single pedestrian door to the front elevation. A further entrance is available via a single pedestrian door to the rear elevation.

Internally, accommodation is offered across two rooms with a WC to the rear. Flooring is solid throughout with internal walls of brick/block construction, plastered on hard and finished in paint. Ceilings appear of plaster with a paint finish.

There is a private patio to the rear of the property enclosed by fencing, providing rear loading access.

## ACCOMMODATION

Ground	679 Sq Ft	63.06 Sq M
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## RATEABLE VALUE

The current rateable value is £3,250.

The current Uniform Business Rate for the financial year 2026/27 is 48.1p per pound of Rateable Value excluding water and sewerage charges.



### **VAT**

The rental price quoted is exclusive of VAT. VAT is not currently payable upon the rental price and any other charges.

### **ENERGY PERFORMANCE CERTIFICATE**

EPC rating 'G'. Certificate available on application.

### **QUOTING RENT**

£5,800 Per Annum

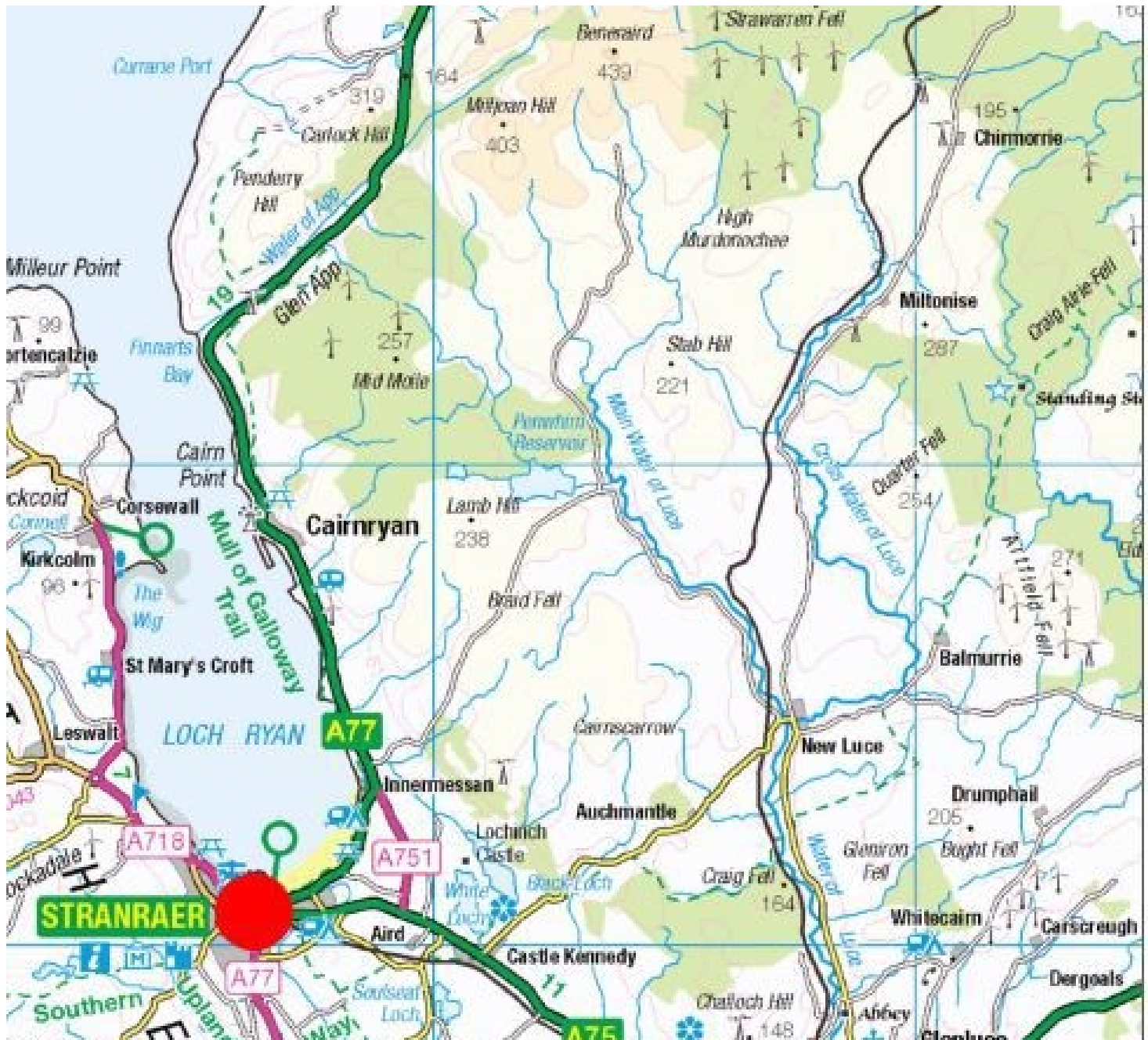
### **TENURE**

The premises are offered on Full Repairing and Insuring terms.

### **LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred in any transaction.





To arrange a viewing please contact:



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**IMPORTANT NOTICE**

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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**ANTI-MONEY LAUNDERING (AML) PROCESS**

Under HMRC and RICs regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.