

FOR SALE

Office / Redevelopment
Opportunity

Two-storey detached property

Large car park

Located approximately 320m from town
centre

NIA: 261.83 sq.m. (2,818 sq.ft.)

Scope for conversion to an extensive
family dwelling or redevelopment into
multiple self-contained flats (STC)

Guide Price: £250,000



VIDEO TOUR



WHAT 3 WORDS



CROMARTY HOUSE, SUN STREET, STRANRAER, DG9 7JL

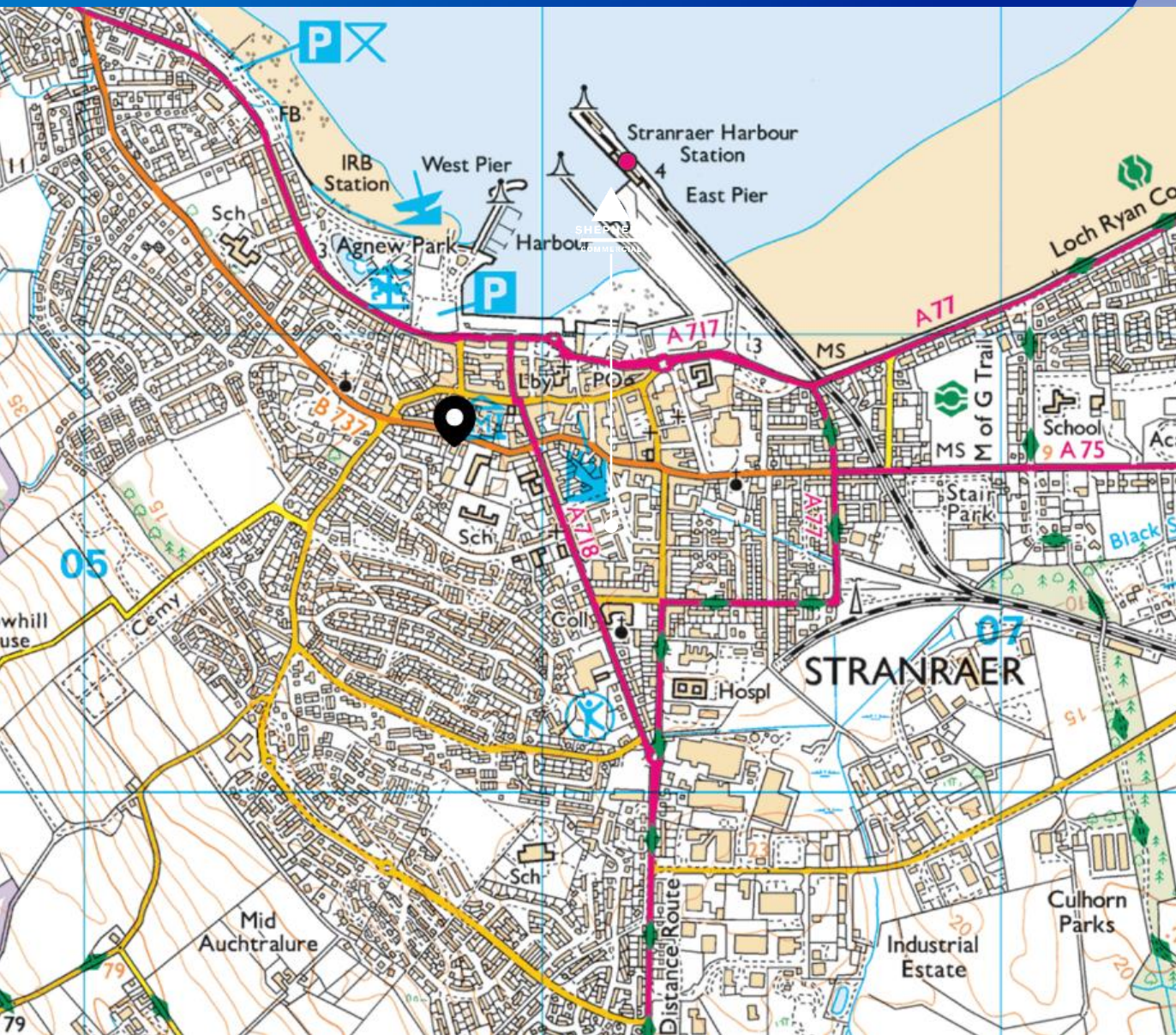
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Location

CROMARTY HOUSE, SUN STREET,
STRANRAER, DG9 7JL



The subjects occupy a prominent position on Sun Street.

Stranraer, with a population of approximately 13,000, is the second largest town in Dumfries & Galloway and serves as the main administrative centre for the Wigtownshire district.

The town is accessed by the A75 & A77 trunk roads together with a rail link to Ayr & Glasgow.

The Cairnryan ferry terminals also lie 6 miles to the north.

The subjects are set on the southern side of Sun Street, on the edge of the town centre in a predominantly residential district.

Large detached property located in central residential district



FIND ON GOOGLE MAPS



Description

CROMARTY HOUSE, SUN STREET,
STRANRAER, DG9 7JL



The subjects comprise a traditional detached office / day centre with a large private car park.

The original building is of traditional construction, incorporating bay windows and ornate features, surmounted by a hipped mansard roof.

The rear extension is of cavity brick construction, surmounted by a hipped and tiled roof.

The internal accommodation is expansive and comprises a number of offices along with open planned communal spaces, stores, kitchens, and w/c's.

Internal features such as ornate cornicing, ceiling roses, and the original staircase are preserved in places, but more modern fittings are also present.

The site extends to a large surfaced car park.

FLOOR AREAS	m ²	ft ²
Ground Floor	168.80	1,817
First Floor	93.03	1,001
TOTAL	261.83	2,818

The above floor areas have been calculated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





Gallery

CROMARTY HOUSE, SUN STREET,
STRANRAER, DG9 7JL





Gallery

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Floorplan

CROMARTY HOUSE, SUN STREET,
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Ground Floor

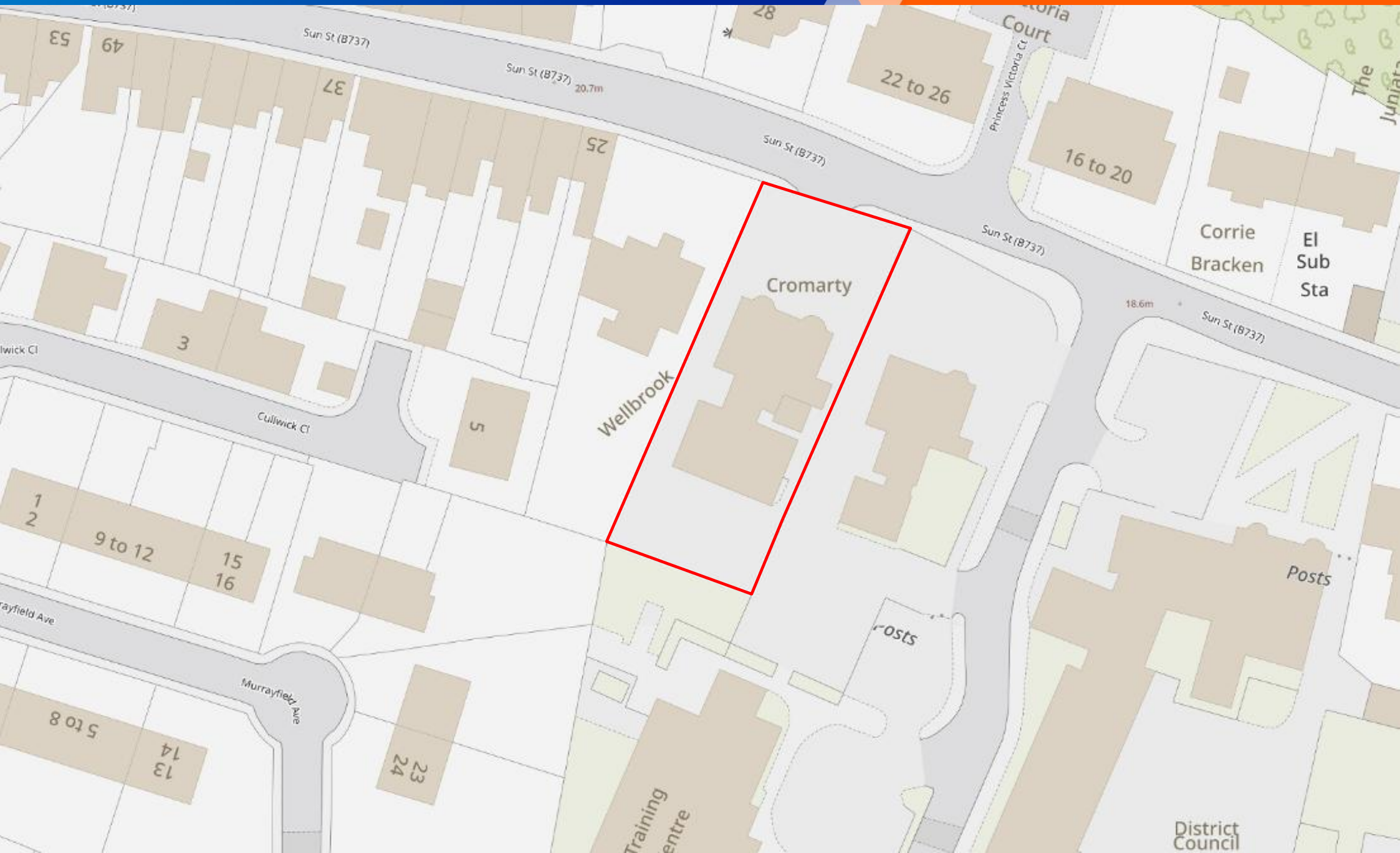


First Floor



Site Plan

CROMARTY HOUSE, SUN STREET,
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Services

The property is connected to mains supplies of water, gas and electricity. Drainage is assumed to be into the main public sewer.

Space heating is provided a gas fired boiler, serving a series of wall mounted radiators.

Planning

The property is well suited for conversion to a single-family dwelling or redevelopment into multiple self-contained flats, subject to Local Authority consents.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

Rateable Value

£12,000

Price

Purchase offers around **£250,000** are invited for our client's heritable interest.

VAT

We are verbally advised that the property is not VAT elected.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

The purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Energy Performance Certificate (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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