

Property and Architectural Services

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DEVELOPMENT OPPORTUNITY

**Former Offices, 23 Lewis Street,
Stranraer, DG9 7AB**

Offers over £100,000 are sought.

Viewing and Further Information

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Property and Architectural Services

Dumfries and Galloway Council

Cargen Tower

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DG2 8PN

Dumfries
& Galloway



- Suitable for conversion to a variety of possible uses, subject to planning permission.
- Close to Stranraer town centre
- Gross Internal Area approximately 332 m² (3,574 square feet)
- Site area some 754 m² (0.19 acres)
- Offers over £100,000 are sought

Location

Stranraer is situated at the west of the Dumfries and Galloway Region, at the south end of Loch Ryan. Dumfries lies some 75 miles to the east linked by the A75 Euro Route, Ayr lies some 50 miles to the north east. The ferry port of Cairnryan is 6 miles north of Stranraer on the A77.

Stranraer is the main town in the Region's Wigtown District with a population of nearly 13,000. It is best known as having been a ferry port connecting Scotland with Belfast in Northern Ireland, the service was transferred to Cairnryan in November 2011.

The property has a frontage onto Lewis Street, Stranraer which runs south from George Street.

The town's main shopping area is a level walk less than 0.5 miles to the east.

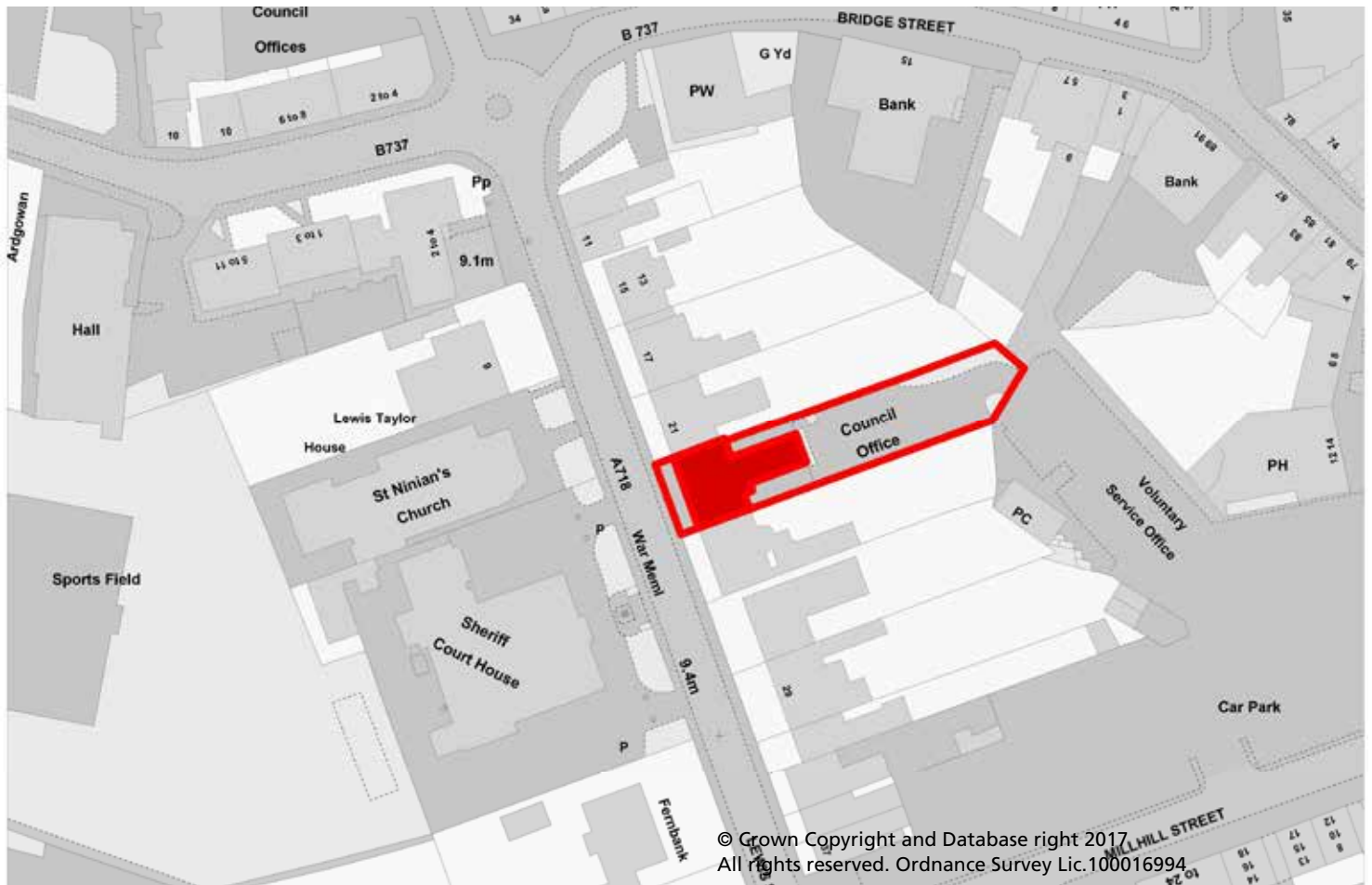
The Property

The subjects comprise Offices, 23 Lewis Street, Stranraer. The property was built circa 1850. The property, including boundary walls and gatepiers is Category C Listed by Historic Environment Scotland.

23 Lewis Street is a substantial two storey terraced building, comprising ground floor, first floor and attic floor. The building is of sandstone rubble walls, with rendered and painted front elevation, under a pitched slated roof. The rear of the property is built in brick.

Internally, the property retains some original features, but is in need of refurbishment and decoration throughout.

EPC Rating E



Accommodation

Ground Floor - Entrance vestibule and hall, 7 rooms, including kitchen, toilet and strong room.

First Floor - 5 rooms

Attic Floor - 4 rooms and box room

The building has a gross internal floor area of some 332 square metres (3,574 sq ft).

Internal heating is by way of gas fired central heating.

Externally - Car park and gardens to rear and boiler room.

The total site area comprises some 754 m² (0.19 acres).

Services

The site is connected to mains supplies of water, electricity and drainage.

Planning

It is recommended that early Planning advice is sought from the Area Planning Manager Stewartry and

Wigtown on telephone number 01776 888467.

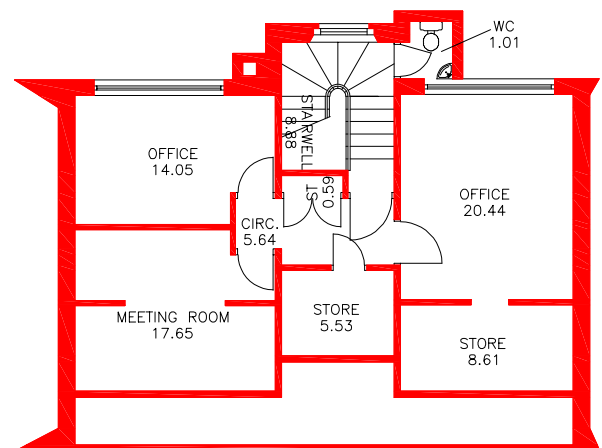
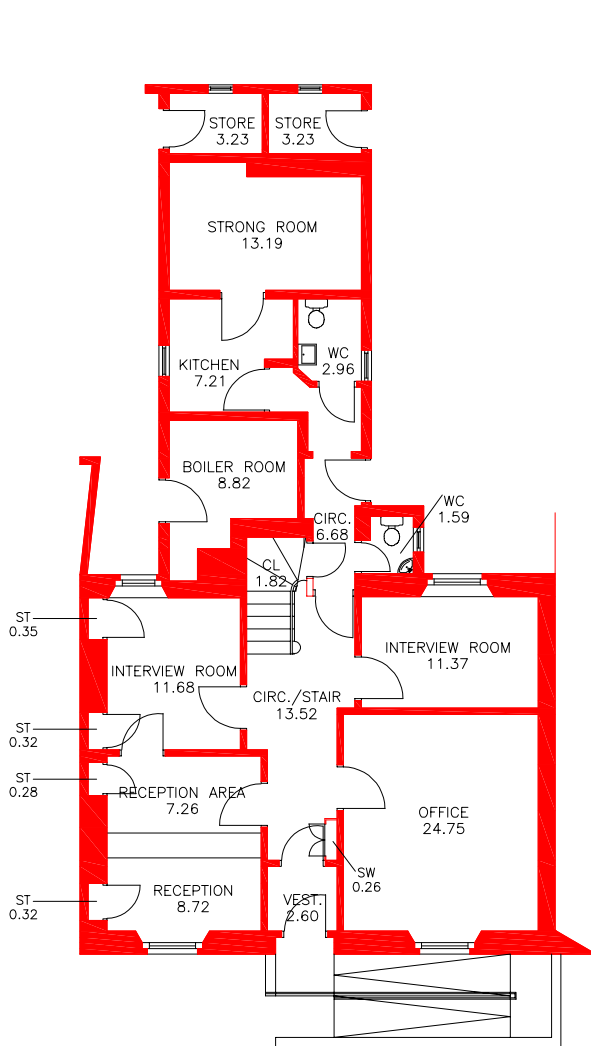
Rateable Value

The subjects are currently entered in the Valuation Roll at a rateable value of £13,750.

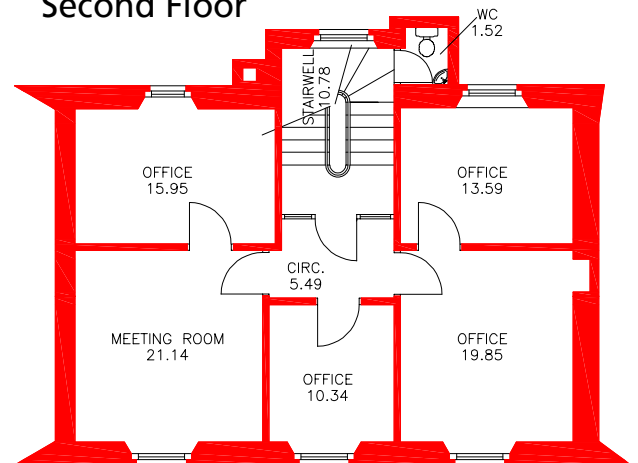
Energy Performance Certificate Rating - E

None of the items included in the sale of working or running nature such as the central heating installation or mechanical or electrical equipment (where included in the sale) have been tested by Dumfries & Galloway Council and no warranty is given in this respect. Potential purchasers should satisfy themselves as to any points arising there from. Any photographs used are purely illustrative, and may demonstrate only the surroundings. They are not therefore to be taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.

A1 - 1:50



Second Floor



First Floor

Roomnames
Netarea

Ground Floor

23 Lewis Street, Stranraer

Ground, First & Second Floor Plan

Offers in excess of £100,000 are sought

It is likely that a closing date for offers will be set. Prospective purchasers are advised to note their interest in the property with Property and Architectural Services, preferably through their solicitor, in order that they may be advised of such dates. On the closing date, offers must be submitted either;

In writing in a sealed envelope and entitled,

Offers for former offices

23 Lewis Street

All written offers should be sent to :

Legal Services

FAO Supervisory Solicitor Conveyancing

Council Headquarters

English St

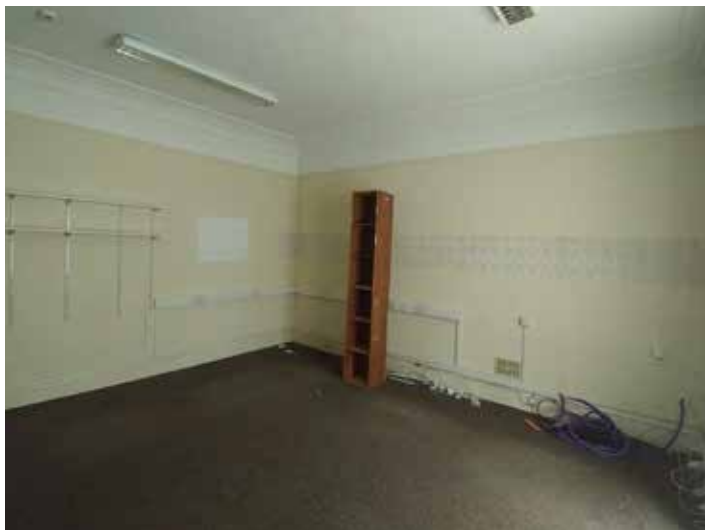
Dumfries and Galloway Council DG1 2DD

or;

emailed to (if backed up by a mailed hard copy)

propertyoffers@dumgal.gov.uk

The Council is not bound to accept the highest or any offers and late offers will not be considered.



Dumfries and Galloway Council give notice that:

1. The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.

2. All descriptions, dimensions, areas, photographs and reference to condition, necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Where dimensions are shown, these are approximate only.

3. Included systems and appliances are un-tested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

4. Neither these particulars nor any communications by Dumfries and Galloway Council relative to the sale of this property or any part thereof shall be binding upon the Sellers (whether acted on or otherwise) unless the same is incorporated within a written document signed by the Sellers or on their behalf and are tested in conformity with Section 3 of the Requirements of Writing (Scotland) Act 1995 or granted in pursuance of any such document.