

# FOR SALE : SHOWROOM, WORKSHOPS AND YARD

FOUNTAIN WAY • BLACKPARKS INDUSTRIAL ESTATE • STRANRAER • DG9 7BZ



- PROMINENT LOCATION TO THE SOUTH OF STRANRAER AND NEAR THE A75
- VEHICLE SALES AND MAINTENANCE COMPLEX WITH FORECOURT AND YARD
- ADDITIONAL DEVELOPMENT LAND
- GROSS INTERNAL AREA 1,440 SQ.M (15,500 SQ.FT)
- TOTAL SITE AREA 1.49 HECTARES (3.68 ACRES)
- OFFERS OVER £800,000 ARE INVITED

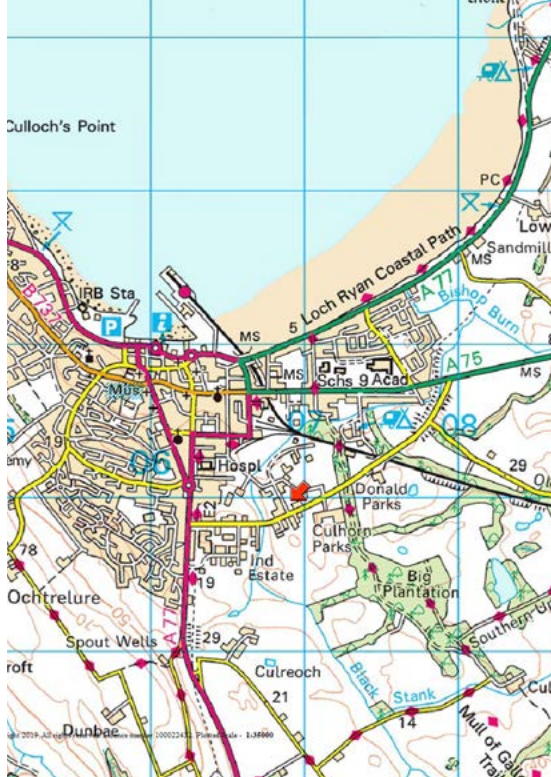
**DM HALL**  
CHARTERED SURVEYORS  
COMMERCIAL DEPARTMENT  
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## LOCATION

Stranraer is located within the Dumfries and Galloway region, approximately 87 miles south of Glasgow, 50 miles south of Ayr and 73 miles west of Dumfries. The town has a population of around 13,000 persons with a large commuter and rural catchment. The town lies at the junction of the A75 and A77 road routes, with Cairnryan ferry terminal only 6 miles to the north, offering regular ferry crossings to Northern Ireland.

Blackparks Industrial Estate is the principle industrial and commercial location within the town with the subject showroom occupying a prominent corner position at the junction of Commerce Road with Fountain Way.



## DESCRIPTION

The property is a purpose built vehicle sales and maintenance complex with forecourt, secure yard and additional development ground.

The unit is of steel portal frame construction with full height glazing to the well-presented showroom and vehicle entry doors to each of the two interlinking rear workshops one of which has a paint workshop attached.

The forecourt is tarmac surfaced with open boundaries and a hard-core surfaced secure yard to the rear. The site towards the rear of the overall site is undeveloped land zoned for industrial uses.

## FLOOR AREAS

The property extends to the following gross internal floor areas:

|                   |            |              |
|-------------------|------------|--------------|
| Showroom/Offices: | 566 sq.m   | 6,092 sq.ft  |
| Workshops:        | 874 sq.m   | 9,408 sq.ft  |
| Total:            | 1,440 sq.m | 15,500 sq.ft |

## RATING

The rateable value is £49,900.

## PRICE

Offers over £800,000 are invited for our client's heritable interest, exclusive of VAT (if applicable).

Equipment relating to the previous use is available through separate negotiation. Further details are available by contacting Mark Rowlands of Sanderson Wetherall LLP on 0161 259 7025 or, [mark.rowlands@sw.co.uk](mailto:mark.rowlands@sw.co.uk)

## ENERGY PERFORMANCE CERTIFICATE

Available upon request.



INTERNAL VIEW





## LEGAL COSTS

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Each party to be responsible for their own legal costs incurred.

## VIEWING & FURTHER INFORMATION:

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### IMPORTANT NOTE

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