

FOR SALE BY ONLINE AUCTION

OFFICE / REDEVELOPMENT

Auction Date: 04.12.2025

Purpose-built two storey corner
building with G/F sales displays

Prominent town centre position

Qualifies for 100% Rates Relief
(subject to occupier eligibility)

Scope for Alternative Commercial Use
and Residential Conversion (STC)

Guide Price: £60,000



VIDEO TOUR



WHAT 3 WORDS



29 HANOVER STREET, STRANRAER, DG9 7RX

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Location

29 HANOVER STREET, STRANRAER, DG9 7RX



The property occupies a prominent position within Stranraer town centre, at the junction of two primary traffic thoroughfares.

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 at the southern edge of the main retailing area, fronting both Hanover Street and Dalrymple Street.

On-street parking is available in the general vicinity, with public car parks on both St John Street and Millhill Street also within easy walking distance.

Nearby commercial operators include Morrisons, Royal Mail, Simpsons Bakery and Barbours, together with a variety of local retailers, professional offices, salons, a pharmacy, hot-food takeaways / restaurants, hotels and public houses.

Surrounding residential dwellings comprise a mix of traditional villas and cottages, as well as former Local Authority multi-storey flats.

Visible corner building with scope for continued commercial use and residential conversion (STC)



FIND ON GOOGLE MAPS



Description

29 HANOVER STREET, STRANRAER, DG9 7RX



The subjects comprise a purpose-built two storey corner-terrace building with ground floor sales display openings.

The building appears to be of concrete / brick construction, with polished granite and facing brick external finishes, surmounted by a flat roof.

Access is via an automatic aluminium entrance door. Windows are of double-glazed uPVC casement design.

The sales display openings are presently infilled with partially glazed screens however those could be replaced to reinstate full height glazing.

The internal accommodation extends to the following:

Ground Floor: Entrance Vestibule, Reception, Two Offices, Interview Room, Stores & WC.

First Floor: Three Offices, Kitchen, Stores & WC.

Both the ground and first floors are of concrete construction.

A concrete staircase is accessed directly from the ground floor entrance vestibule therefore providing flexibility in respect of alternate use / conversion, subject to consents.

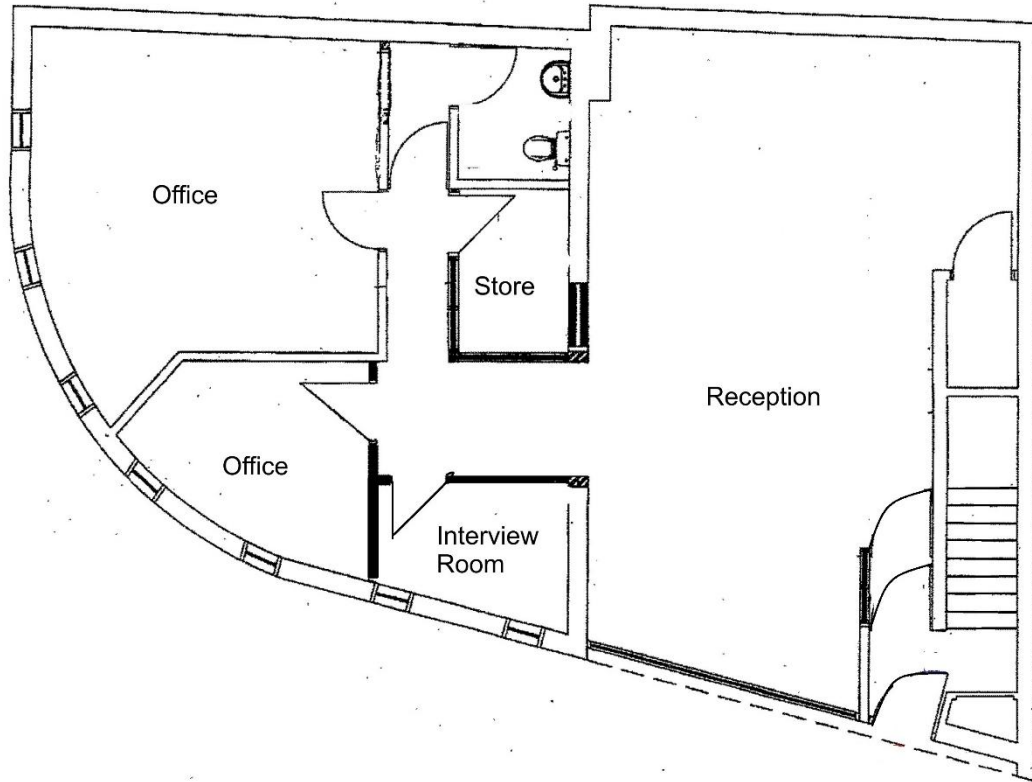
The accommodation is finished with carpet / vinyl flooring, painted walls and painted ceilings.

Kitchen and sanitary fittings are on mixed lines. Dado level power & data trunking has been installed.

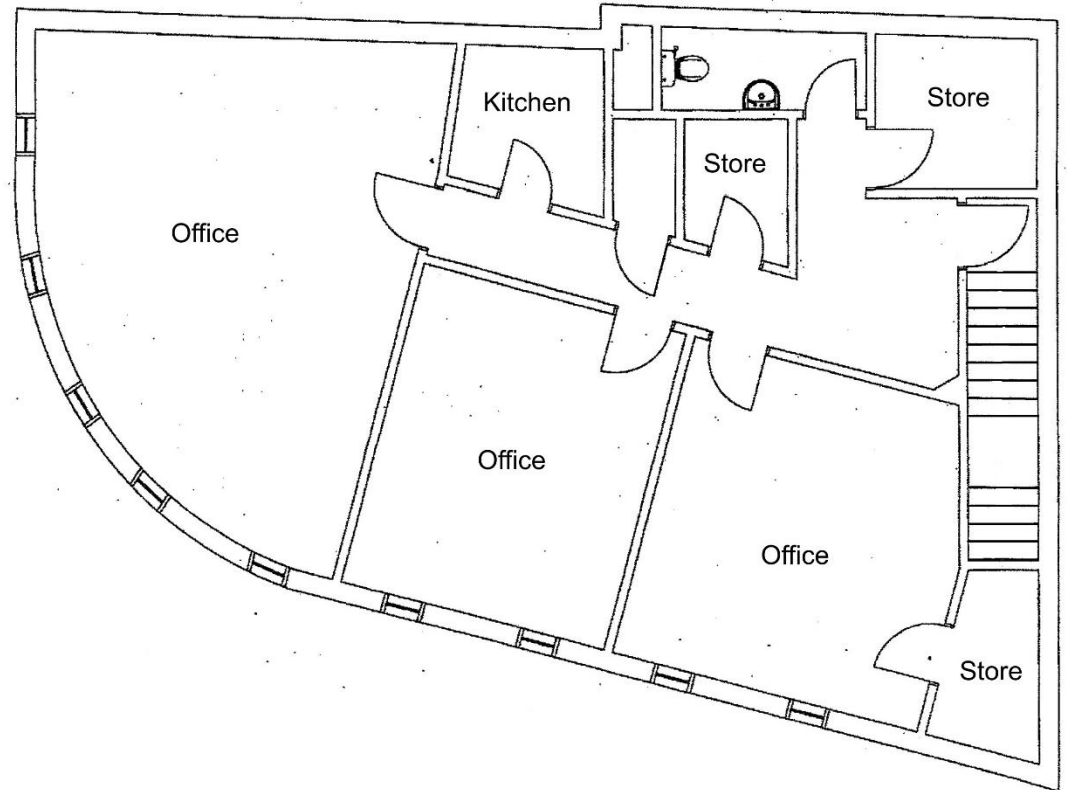


FLOOR AREAS	m ²	ft ²
Ground Floor	107.85	1,161
First Floor	81.13	873
TOTAL	188.98	2,034

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



Ground Floor

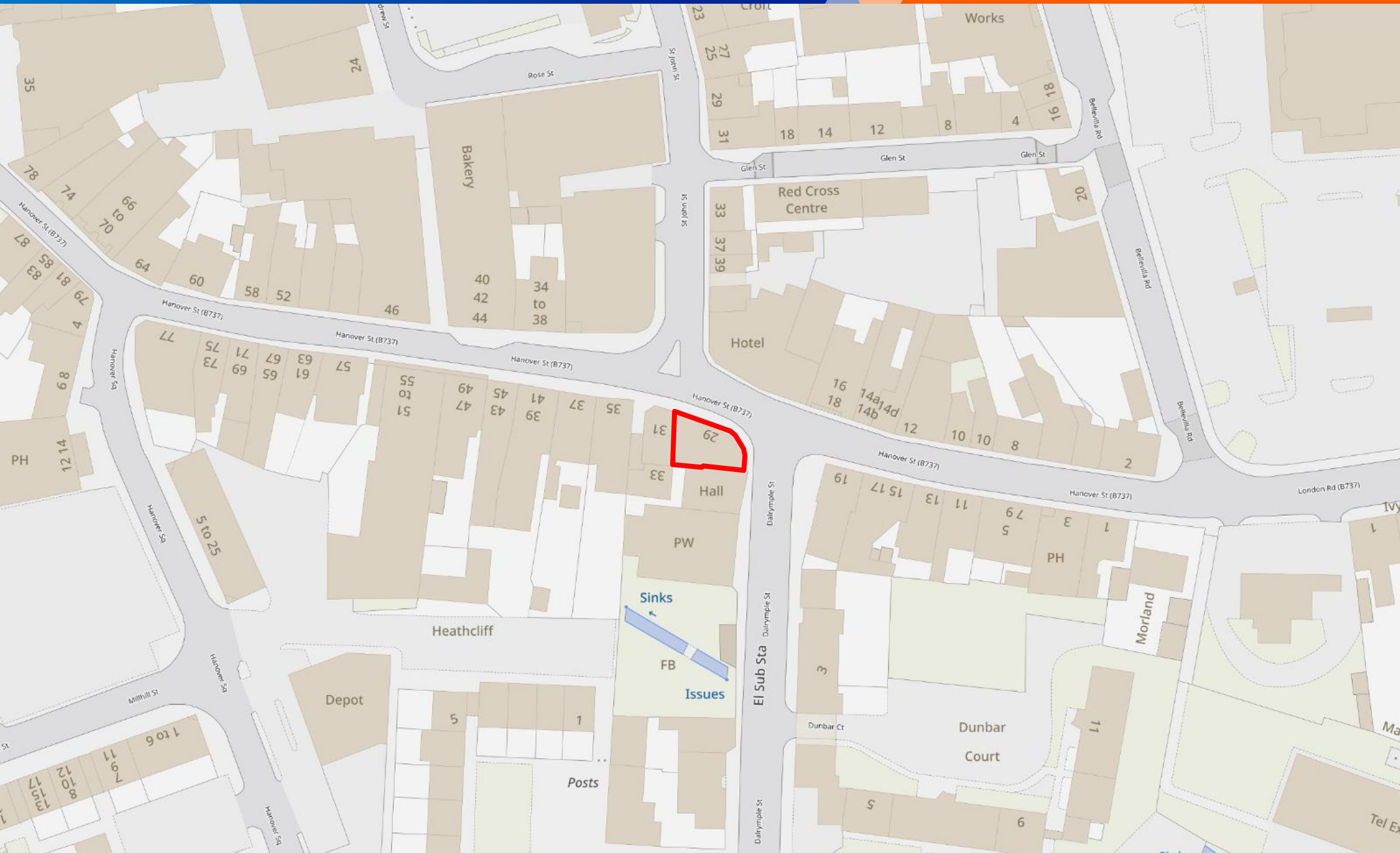


First Floor



Site Plan

29 HANOVER STREET, STRANRAER, DG9 7RX





Services

Mains water, electricity and drainage.

Space heating is provided by a series of floor mounted electric overnight storage heaters and wall mounted electric panel radiators.

Hot water is provided by an instantaneous electric boiler.

Air-conditioning has been installed within one of the first floor stores.

A fire alarm system has been installed.

Rating Assessment

RV - £11,500

The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme, subject to occupier eligibility.

Planning

We assume the property is currently registered for Class 1A (Shops, Financial, Professional and Other Services) or Class 4 (Business) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The building is however well suited to a variety of commercial uses and residential conversion, subject to Local Authority consents.

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





Auction Date

The auction will be held on Thursday 4th December at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

Guide Price

The property has a guide price of **£60,000**.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 1.5% plus VAT, subject to a minimum of £1,500 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

Energy Performance Rating: Pending

A copy of the EPC is available upon request.

Get in Touch

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



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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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