

DM HALL

For Sale

Mixed Use
Development
Opportunity

'LUNDY HOUSE',
HILLSIDE DRIVE,
STRANRAER,
DG9 7PW



0.14 Hectare
(0.35 Acre)

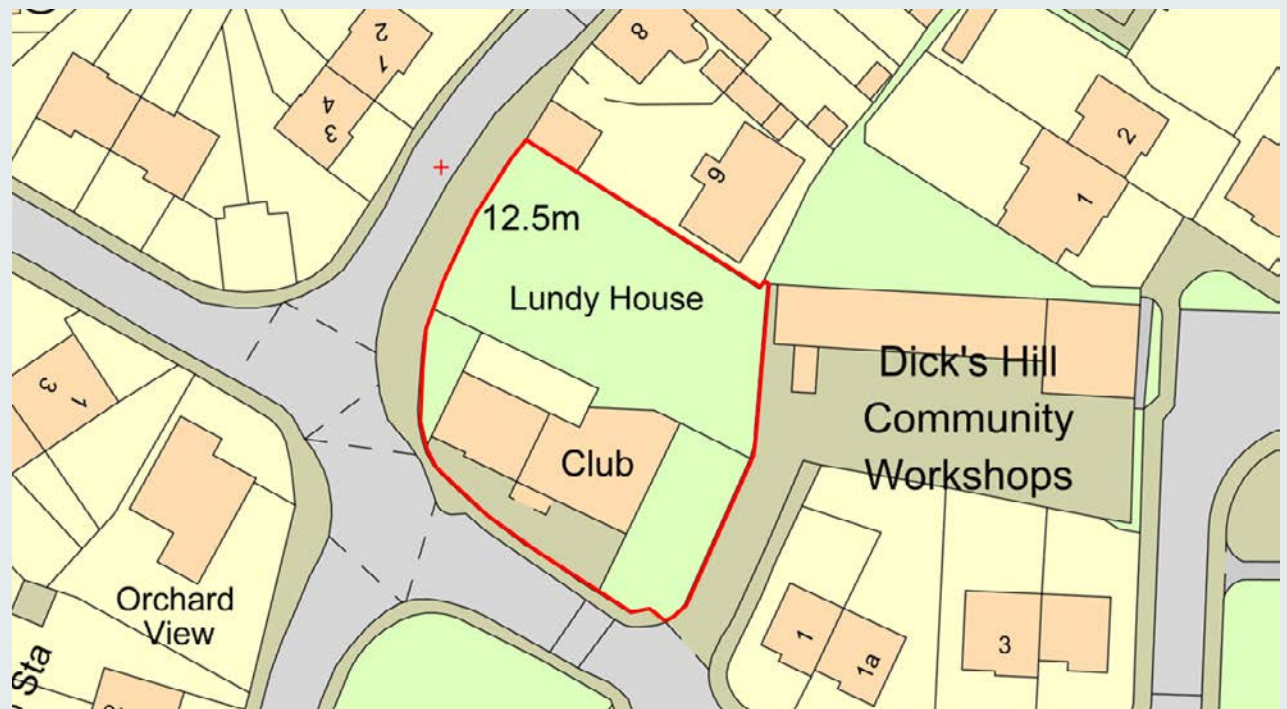
Property Details

- Located close to Stranraer Town Centre
- Detached building on a corner site of 0.14 hectare (0.35 acre)
- Shop premises of 54sqm (581 sq ft)
- Former pub extending to 158sqm (1,701 sqft)
- Four-bedroom flat extending to 161 sqm (1,733 sqft)
- Garden ground with potential for residential development
- Offers of £250,000 are invited

LOCATION

Hillside Drive is a predominantly residential area to the south west of Stranraer Town Centre, with the property occupying a prominent corner position at its junction with Coronation Drive and Glebe Street.

Stranraer is located within the Wigtownshire area of Dumfries and Galloway region in southwest Scotland, around 87 miles south west of Glasgow and 72 miles west of Dumfries, via the A77 and A75 roads, respectively. Stranraer has a population of around 11,000 persons with a large rural catchment.



Property Details

DESCRIPTION

'Lundy House' is a detached two storey property on a prominent corner site, extending to 0.14 hectare (0.35 acre), or thereby.

The property comprises of the following:

SHOP

A self-contained shop unit (former grocery store) that has been split to form a front sales area with rear store and a toilet. The shop extends to a net internal floor area of 54 sqm (581 sqft).

PUBLIC HOUSE

A former pub premises, without licence, that consists of a front porch, main bar area, lounge with second bar and toilets. There is a separate cellar. The former pub extends to a gross internal floor area of 158 sqm (1,071 sqft).

FLAT

Located on the first floor, the flat has a main door and comprises of a hallway, a lounge, a dining room, kitchen, four bedrooms and two bathrooms. The property is double glazed with a gas fired central heating system. The flat extends to a gross internal floor area of 161 sqm (1,733 sqft).

GARDEN

We are advised that the garden grounds have previously had planning permission for the development of flats, which has lapsed. The overall site has potential for development of residential units, subject to obtaining the necessary local authority consents.

Indicative layout plans and an OS site plan are provided.



Property Details

RATING

The shop has a rateable value of £3,150 with the former pub at £3,000. Both properties qualify for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status. The flat is noted under Council Tax Band C.

PRICE

Offers of £250,000 are invited for our client's heritable interest.

LEGAL COSTS

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

EPC

EPC upon request.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

DM HALL



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RICS



Make an enquiry

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