



21 St Johns Street, Stranraer

DG9 7EN

PRICE: Offers over £90,000 are invited

21 St Johns Street

Stranraer

All amenities including a range of retail shops, banks, supermarkets, healthcare, indoor leisure pool complex and primary/secondary schools are all located in and around the town centre, only a short walk from the property.

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Ideal development opportunity
- Former dental practice
- Adjacent to a public car park
- Located just off the town centre
- Situated only a short walk from the seafront
- Good condition throughout



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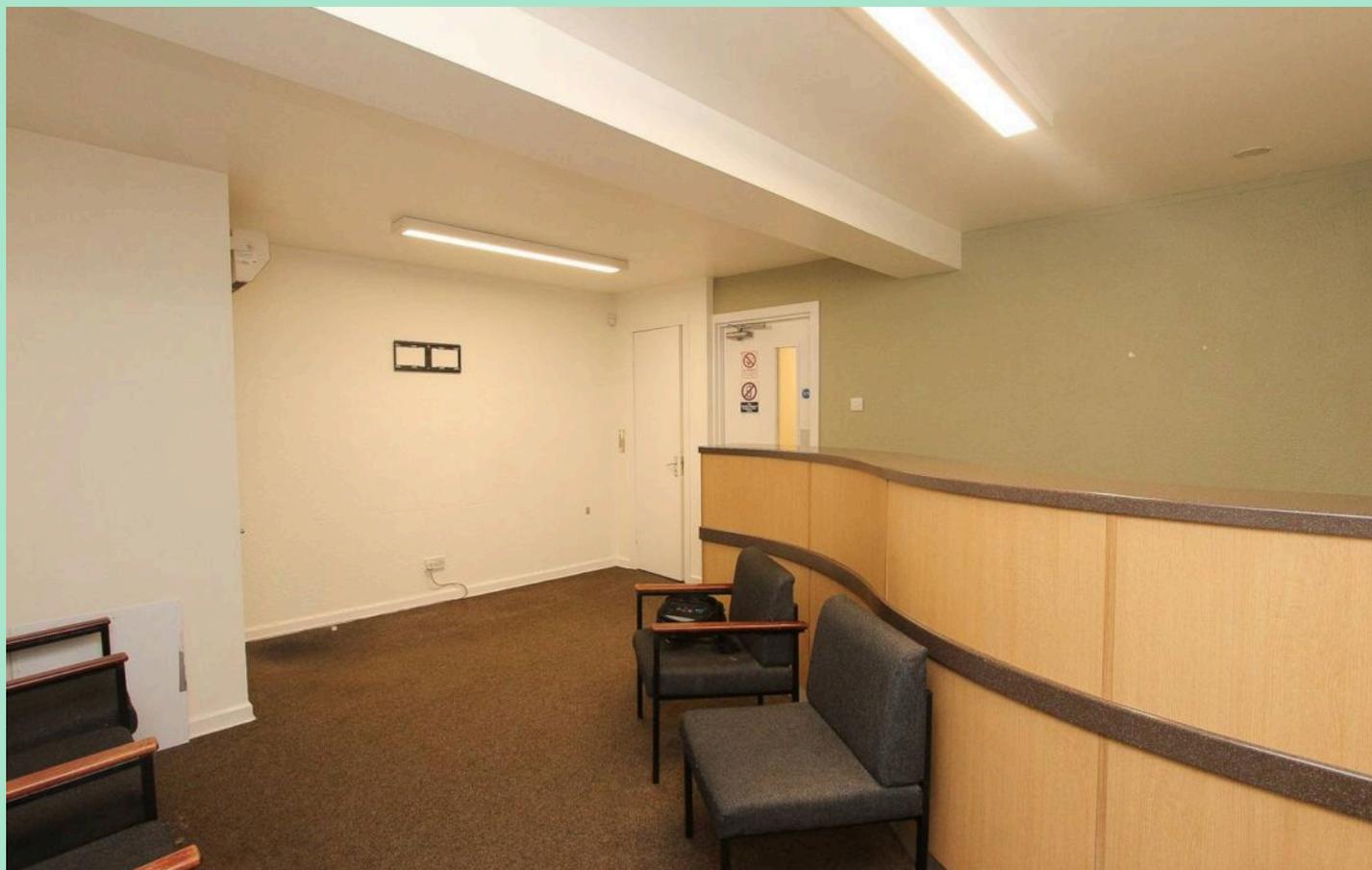
Presenting an opportunity to acquire a versatile commercial premises, this former dental practice is perfectly positioned just off the town centre and only a short walk from the picturesque seafront.

Ideally suited for developers or investors seeking a prime location, the property enjoys a highly visible setting adjacent to a convenient public car park, ensuring excellent accessibility for clients and visitors alike.

Stepping inside, you are greeted by interiors that have been well-maintained throughout, offering a blank canvas for a range of potential uses or further enhancement. The layout is arranged to maximise functionality, with well-proportioned rooms that lend themselves to a variety of commercial or retail configurations.

This is a rare chance to secure a property that combines location, condition, and development potential in equal measure, presenting a decent proposition for discerning buyers seeking to establish or expand their business presence.

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Reception

A ground-floor reception room to the front.

Surgery 1

A ground-floor surgery with a window to the side.

Surgery 2

A further ground-floor surgery.

Kitchen

A kitchen to the rear of the ground floor.

WC

A ground-floor WC.

WC

A further ground-floor WC.

Landing

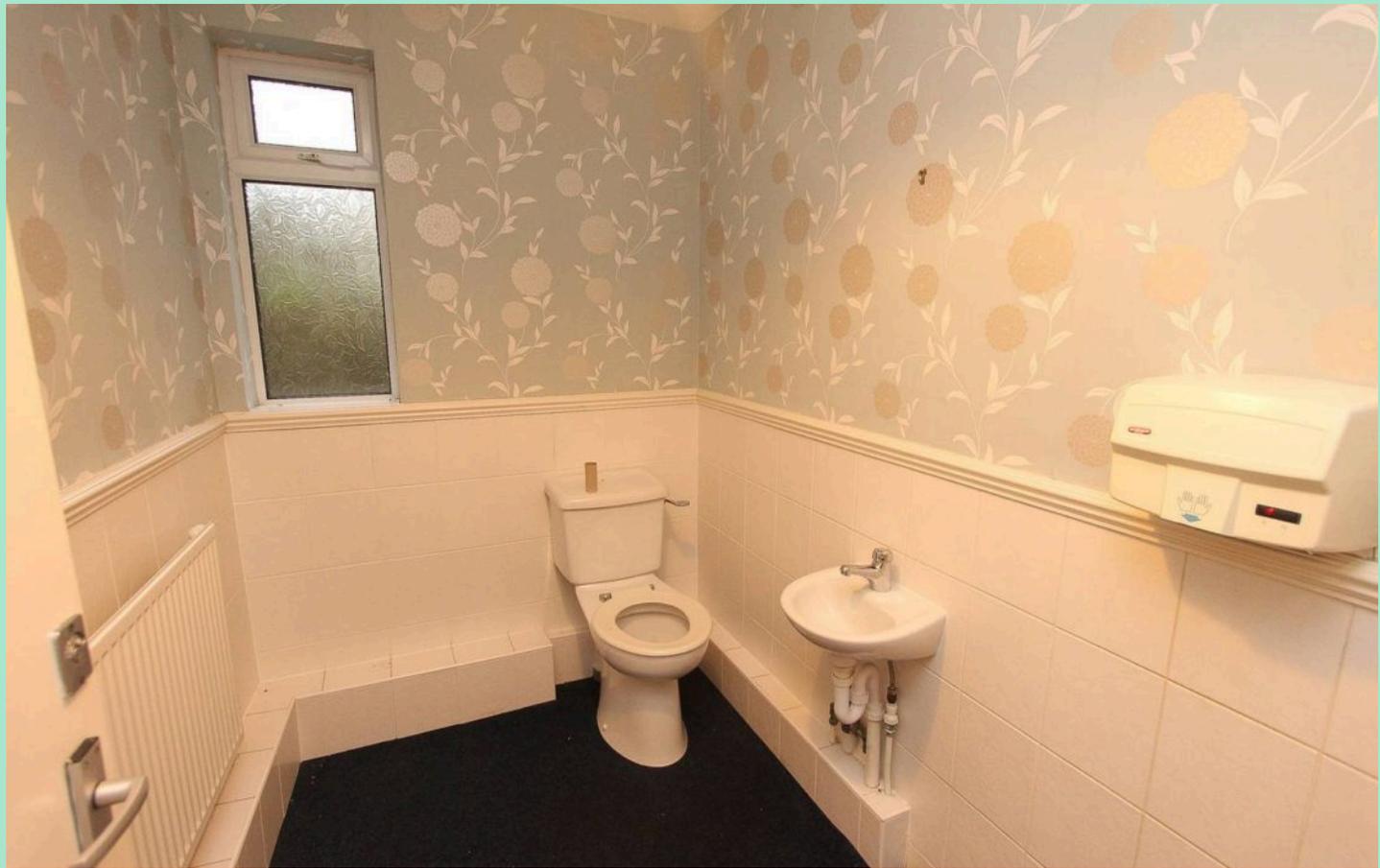
The landing provides access to the first-floor accommodation.

Surgery 3

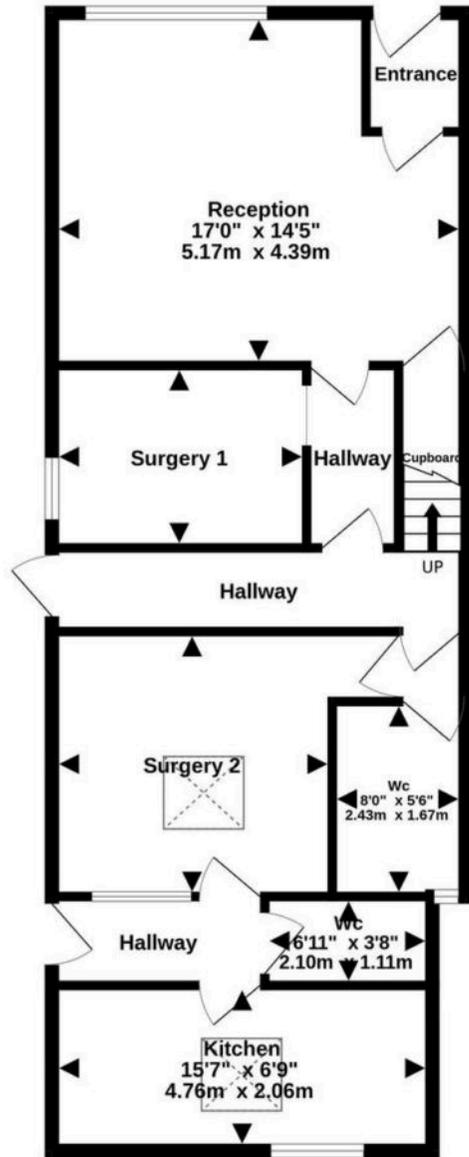
A spacious first-floor surgery to the front.

Surgery 4

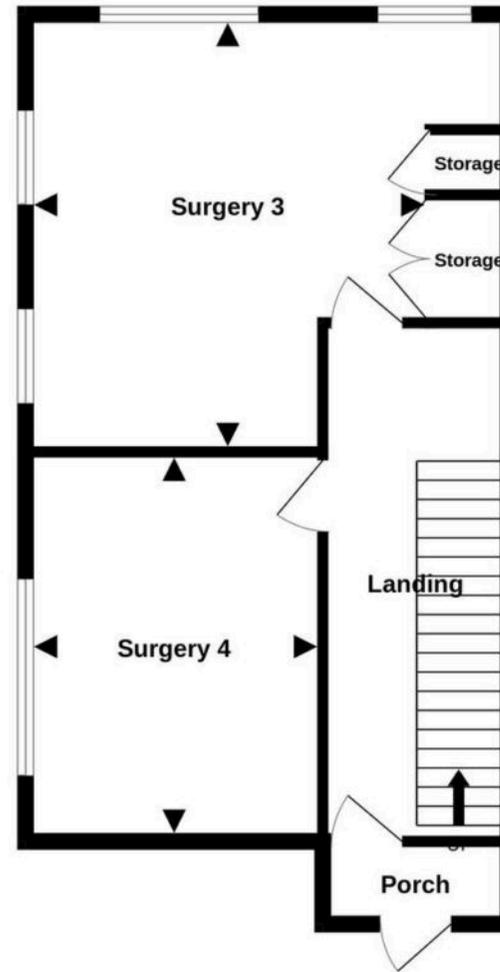
A further first-floor surgery with a window to the side.



Ground Floor
774 sq.ft. (71.9 sq.m.) approx.



1st Floor
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1284 sq.ft. (119.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.