

TO LET / MAY SELL



**LAND AT CAIRNRYAN
DUMFRIES & GALLOWAY**

GERALDEVE

TO LET – Up to 8 acres – Development Potential
Flexible lease terms available for full or part use

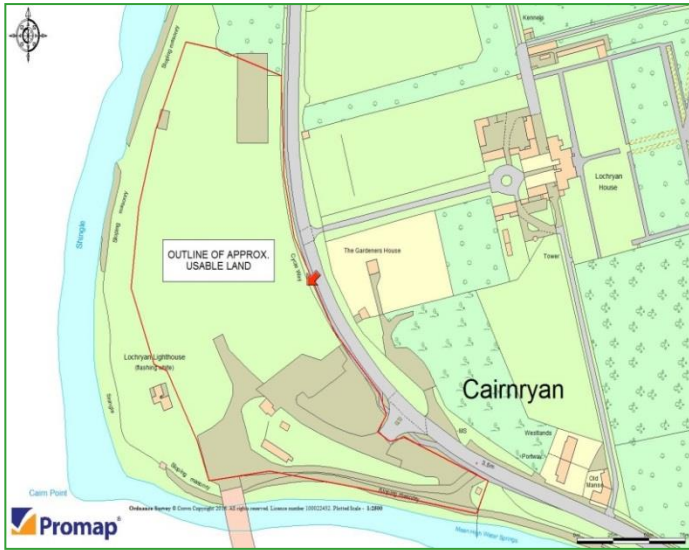


- **level, surfaced secure site**
- **can support 2 or 3 different uses at any one time**
- **approximately 8 acres of usable land**
- **new FRI lease available**
- **convenient ferry location, close to the P&O and Stena Line terminals**
- **may lend itself to associated ferry terminal usage**



LAND AT CAIRNRYAN

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Location

The site is located north of the small village of Cairnryan, approximately 6 miles (10km) north of Stranraer and 45 miles (72km) south of Ayr, within the Dumfries and Galloway area of Scotland.

The site, is situated on a roadside position adjacent to the A77, which is a major trunk road that connects with the M77, running south-westerly from Glasgow and the A75 to the south which connects to the M74.

Description

The subjects comprise a level open site, which is bound by secured timber fencing and is accessed directly from the A77 by way of a wide vehicle entrance gate towards the southern end of the site.

There is a small brick built, detached building on the site, which could be used to accommodate storage/shelter space or security for the site.

Terms

Our clients are seeking to lease the land in part or whole.

Quoting rentals are subject to size required and lease length.

Alternatively our client may consider selling the subjects.

Rateable Value

We understand the property is entered in the Valuation Roll as follows:

£25,000 NAV/RV

Viewing

By arrangement through the sole agents, Gerald Eve LLP.

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