



**UNITS 1-3**  
**BELLEVILLA**  
**ROAD**

**HIGHLY PROMINENT MULTI-LET  
RETAIL AND TRADE INVESTMENT**

**STRANRAER | DG9 8ED**



UNITS 1-3 BELLEVILLA ROAD, STRANRAER, DG9 8ED



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## INVESTMENT SUMMARY

Highly Prominent Multi-Let Roadside Retail and Trade Investment

Prime location on Stranraer's main arterial town centre route

Dominant retail terrace within the town at the entrance to Stranraer's main shopping thoroughfare and opposite Tesco

Let to Argos, Screwfix & Greggs – all rated Very Low Risk by Experian

WAULT of approximately 6.9 years

Comparatively low passing rents offering asset management opportunities

Total income £180,200 per annum

Offers in excess of £2,000,000 exclusive

Attractive Net Initial Yield of 8.48%, a reversionary yield of 9.26% and a capital rate psf of £118

## HIGHLY PROMINENT MULTI-LET RETAIL AND TRADE INVESTMENT

## LOCATION

Stranraer is a historic port town in Dumfries & Galloway, south west Scotland. Situated at the head of Loch Ryan, the town serves as the main commercial centre for the “Rhins of Galloway” peninsula, as well as serving as a base for exploring the scenic region, rich in gardens, history, and wildlife.

Previously home to a major ferry link to Northern Ireland, which moved along the coast to a larger modern terminal at nearby Cairnryan in 2011, Stranraer remains the closest town to the port but is now the focus of tourism, local events, and its own local attractions such as the Castle of St. John and Stranraer Museum. The town’s stunning scenery and coastal location make it a popular holiday destination.

Stranraer has a population of circa 15,000 and is situated approximately 49 miles (1hr 25mins drive) to the southwest of Ayr, 85 miles (2hrs drive) southwest of Glasgow and 71 miles (1hr 40mins) west of Dumfries.

The main road links to the town are the A77, northwards towards Ayr and Glasgow and the A75 heading eastwards towards Dumfries and the M74 motorway.

**Stranraer’s geographical location makes it a natural hub for retail and trade counter operations as well as service-based businesses, drawing footfall from a wide rural catchment.**

## SITUATION

The subject property is situated in Stranraer town centre in a prominent position fronting Harbour Street (A717).

Bellevilla Road is located within the town centre and is opposite Stranraer harbour.

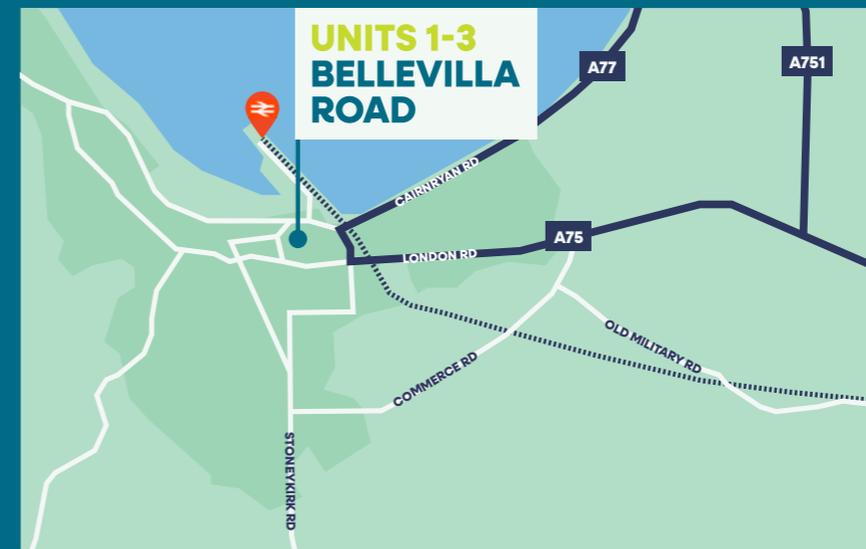
The town’s Tesco supermarket is located immediately adjacent to the subjects which also benefit from a frontage on the main retailing area, centred around Charlotte Street. Bellevilla Road feeds into the main roundabout junction to the North of the town which links the main retailing streets, Charlotte Street and Harbour/Market Street to the shoreline and the Cairnryan Road.

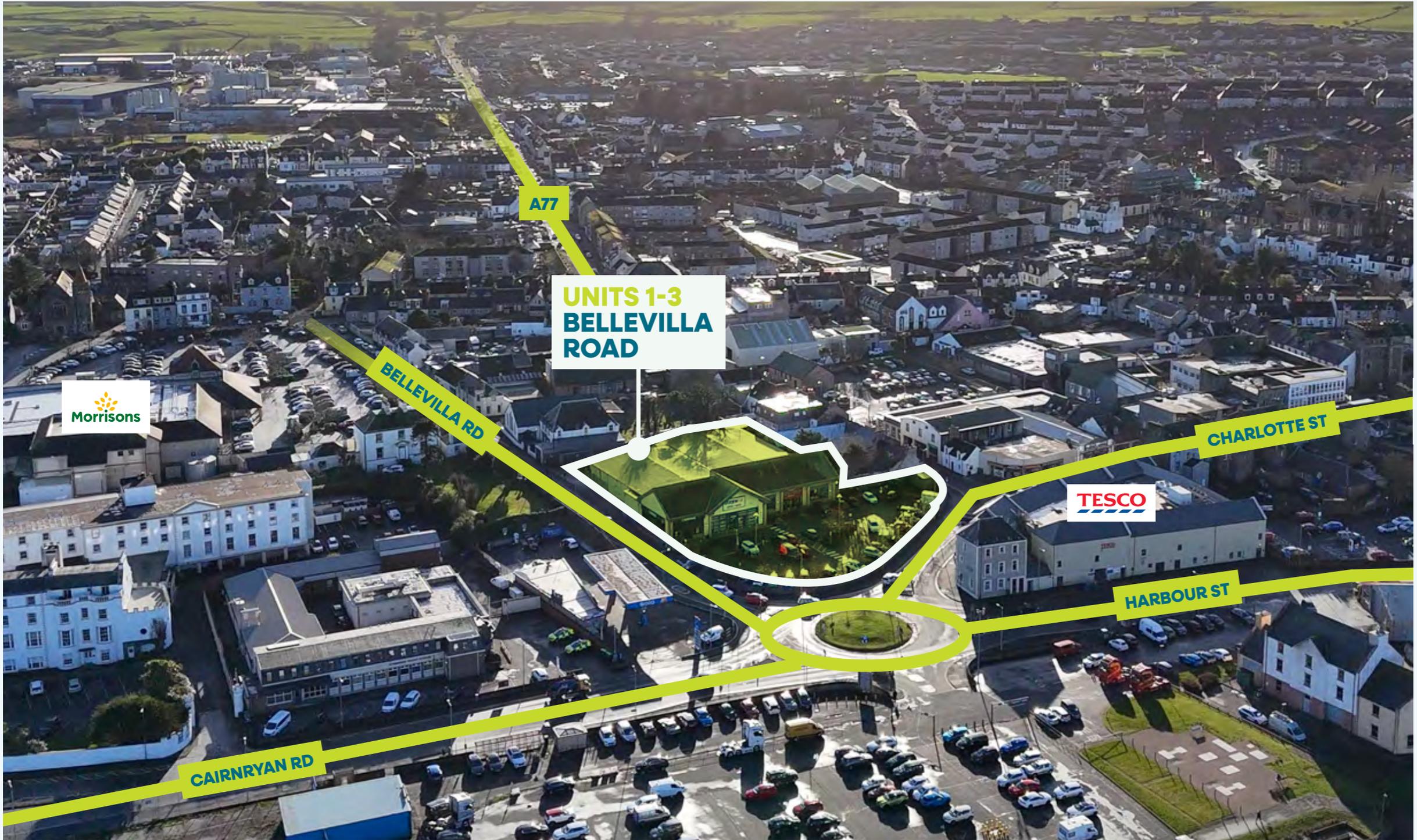


### STRANRAER DRIVE TIMES

Newton Stewart	35 mins
Castle Douglas	1 hour 10 mins
Dumfries	1 hour 40 mins
Carlisle	2 hours 30 mins
Ayr	1 hour 20 mins
Irvine	1 hour 30 mins
Glasgow	2 hours 10 mins
Edinburgh	3 hours 10 mins
Newcastle	3 hours 30 mins

 [VIEW ON GOOGLE](#)





**UNITS 1-3  
BELLEVILLA  
ROAD**



UNITS 1-3 BELLEVILLA ROAD, STRANRAER, DG9 8ED

## DESCRIPTION

The subject property consists of a modern retail terrace which was developed in 2003.

The main structure is of steel portal frame construction with cavity walling comprising concrete block inner leaf and rendered brickwork outer leaf.

Each of the three units benefit from a glazed frontage with the central unit featuring a raised apex roof structure helping it blend into the surrounding architecture. Internally each of the individual units are fitted out in the corporate style of the respective occupiers.

Rear goods access to all three units is from a concrete service yard accessed from Bellevilla Road.

To the front is a tarmac landscaped parking area incorporating 6 EV charging stations and providing an additional 37 parking spaces.

## ENERGY PERFORMANCE

EPC ratings for Seafield Retail Park

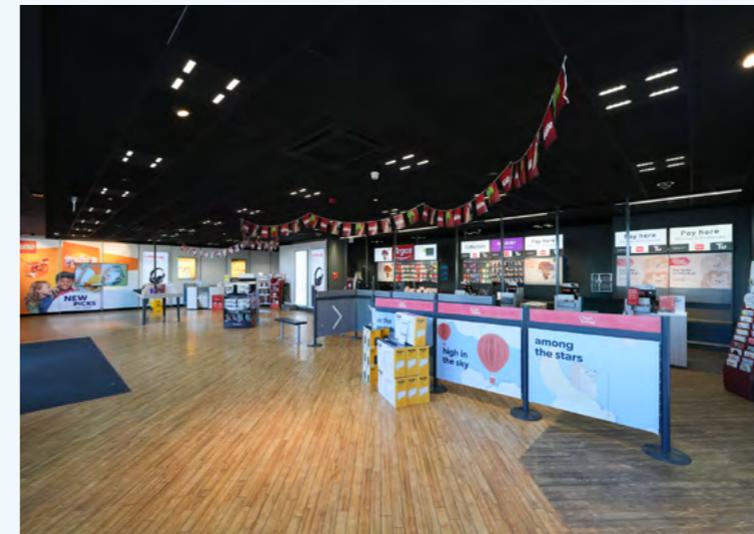
Unit	Rating
1	C (36)
2	A (13)
3	B (29)

## SITE AREA

The site area extends to approximately 0.97 acres (0.39 hectares).

## TENURE

Heritable (Scottish equivalent of English Freehold).



# TENANCY & ACCOMMODATION

Unit	Tenant	Area	Lease Start	Rent Review	Next Break	Lease Expiry	Term Certain Income	Term to Expiry	Rent (£ Per Annum)	Rent (psf)	ERV	ERV psf	Comments
1	Argos Limited	9,173	16/06/2003	16/06/2023	-	15/06/2028	2.36	2.36	£90,000	£9.81	£96,317	£10.50	FRI Terms no SoC. Didn't action June 2023 break. Argos have completed their store realignments - closest Sainsbury's 26 miles / 40 mins drive and is small format.
2	Screwfix Limited	5,021	16/02/2022	16/02/2027	-	15/02/2032	6.03	6.03	£42,000	£8.36	£48,690	£9.70	Rent review is based on RPI collar 1% cap 3%. Assume rent goes to £48,690 at 3.00% caps.
3	Greggs PLC	2,794	18/06/2024	19/07/2029	18/07/2029	17/07/2039	3.45	13.45	£33,000	£11.81	£36,322	£13.00	Break also 2034. 6 months notice on breaks.
6 x EV Charging Points	IONITY GmbH		28/04/2023	20/04/2026	-	28/04/2048	22.24	22.24	£15,000		£15,450		Annual increases from 28/04/2026 with RPI capped at 3% and collared at 1%. s/c of £2,500 pa increased annually on 1st January - currently £2,732.
Sub-Station	SP Distribution PLC		06/04/2023	-	-	05/04/2122	96.22	96.22	£200	-	£200	-	Rent is paid annually 28 May in each year, no rent review.
		16,988							£180,200			£196,979	

## SERVICE CHARGE

The common areas are managed and maintained via a service charge. The current budget is £24,500 p.a. reflecting approximately £1.44 psf.

# TENANT COVENANT



## ARGOS LIMITED (01081551)

www.argos.co.uk  
Experian Rating "98/100 - Very Low Risk"

Argos is one of the UK's best-known multi-channel retailers, operating as part of the Sainsbury's Group and specialising in general merchandise across categories such as home, electronics, toys, and appliances. Its model blends online retailing with a nationwide network of stores and collection points, enabling fast fulfilment and convenient click-and-collect services that account for a significant share of sales. With strong brand recognition, broad product coverage, and a logistics-driven approach to retailing, Argos remains a major player in the UK's retail landscape.

The company produced the following financial results:

Year	Turnover	Pre-tax profit	Tangible net worth
01/03/2025	£4,134,200,000	-£223,200,000	£209,000,000
02/03/2024	£4,225,449,000	£37,345,000	£399,683,000
04/03/2023	£4,155,979,000	£27,776,000	£446,018,000



## IONITY GMBH (HRB 234408)

www.ionity.eu

IONITY is a leading European high-power EV charging network, operating over 4,800 ultra-fast charging points (up to 350-400 kW) across 24 countries, designed for long-distance travel. Founded as a joint venture by major automakers (BMW, Ford, Hyundai, Mercedes-Benz, VW Group and now Blackrock), it is open to all electric vehicle brands and uses 100% renewable energy. The company secured a record-breaking €600 million in financing in May 2025 (comprising €450 million in green loans and a €150 million option) to expand its network to over 1,300 locations by 2030. This follows a previous €700 million equity round in 2021, showcasing strong investor confidence and massive, rapid infrastructure investment.



## GREGGS PLC (00502851)

www.greggs.com  
Experian Rating "100/100 - Very Low Risk"

Greggs is the UK's largest bakery-led food-on-the-go retailer, known for its value-focused range of freshly prepared savoury pastries, sandwiches, sweet treats, and hot drinks. With a nationwide estate of high-street shops, retail park units, travel-hub locations, and drive-thrus, the business has evolved into a highly accessible convenience brand serving millions of customers each week. Its model blends strong brand recognition with efficient production, centralised distribution, and a growing digital offer through click-and-collect and delivery partnerships. Greggs continues to expand by targeting high-footfall locations and broadening its menu, reinforcing its position as one of the UK's most resilient and consistently growing food operators.

The company produced the following financial results:

Year	Turnover	Pre-tax profit	Tangible net worth
28/12/2024	£2,014,400,000	£203,900,000	£545,600,000
30/12/2023	£1,809,600,000	£188,300,000	£512,600,000
31/12/2022	£1,512,800,000	£148,300,000	£432,500,000



## SCREWFIX DIRECT LIMITED (03006378)

www.screwfix.com  
Experian Rating "100/100 - Very Low Risk"

Screwfix is one of the UK's leading trade-focused retailers, supplying tools, hardware, building materials, electrical products, and maintenance essentials to both professional tradespeople and DIY customers. Operating under the Kingfisher Group, it has built a highly efficient, convenience-driven model centred on rapid fulfilment, with over 900 stores across the UK and Ireland, supported by a strong digital platform offering click-and-collect in as little as one minute. The business benefits from a loyal trade customer base, competitive pricing, and a broad, constantly updated product range. Its blend of local branch accessibility, reliable stock availability, and streamlined online ordering has made Screwfix one of the fastest-growing and most resilient operators in the UK trade and home improvement market.

The company produced the following financial results:

Year	Turnover	Pre-tax profit	Tangible net worth
31/01/2025	£2,539,100,000	£220,200,000	£779,300,000
31/01/2024	£2,419,800,000	£241,000,000	£608,200,000
31/01/2023	£2,345,400,000	£243,500,000	£1,427,400,000





## UK RETAIL MARKET

The UK retail market has continued to stabilise following several years of economic volatility, with improving consumer confidence and easing inflation supporting a more positive trading environment across key retail categories.

According to the Office for National Statistics, retail sales volumes have shown modest but sustained growth, reflecting a gradual recovery in household spending power and a renewed focus on value, convenience, and essential goods.

At the same time, the sector continues to evolve in response to long-term structural shifts, including the rise of omnichannel retailing, the resilience of convenience-led

formats, and the enduring importance of physical stores in fulfilment, brand presence, and customer service.

Retail parks and out-of-town terraces remain among the strongest-performing retail sub-sectors. Vacancy rates have tightened and rental growth is being achieved in most well-located schemes. This is largely being driven by consumer preference for easily accessible locations with free parking, value-led operators, and efficient store formats. In addition, retailers that historically focused on in-town locations are increasingly expanding into out-of-town settings, further deepening demand.



## PRICING

Offers are sought in excess of **£2,000,000** exclusive for our client's Heritable Interest which, assuming standard purchaser's costs and prevailing LBTT, reflects a **Net Initial Yield of 8.48%, a reversionary yield of 9.26% and a capital rate psf of £118.**

## VAT

The exemption to VAT has been waived, however it is anticipated that any sale will be treated by way of a Transfer of a Going Concern (TOGC).

## CAPITAL ALLOWANCES

No capital allowances are available for transfer. The election will be £1.

## ANTI-MONEY LAUNDERING REGULATIONS

Under both HMRC and RICS guidance, as property agents we are obliged to undertake AML diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

## FURTHER INFORMATION

Interested parties are advised to note interest with the selling agent. Data-room access will be made available to seriously interested parties. Viewings are by appointment only. For additional information please contact:

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## Galbraith

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# UNITS 1-3 BELLEVILLA ROAD

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