



**100 Queen Street,
Newton Stewart,
DG8 6JW**

EPC = D

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

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BANK OF SCOTLAND BUILDINGS

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THE OLD BANK

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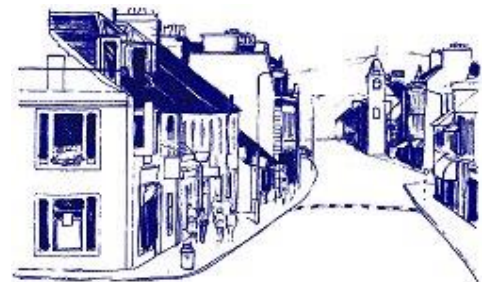
and as HUNTER & MURRAY

25 Lewis Street • Stranraer DG9 7LA

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- **Substantial commercial premises ideally situated in a prominent trading position. The building extends to approximately 720m² and was originally a garage and more recently a garden centre and fast-food outlet. It is however suitable for a variety of commercial uses subject to the relevant permission being granted**

- **Offers in the region of £250,000**



100 QUEEN STREET, NEWTON STEWART

The present owner purchased the property in 2014 and has had the building re roofed. It was run as a garden centre and more recently the front part of the building was converted to a chip shop and restaurant. The chip shop is fully equipped with modern equipment which is included in the sale. Due to Covid 19 and other business commitments the chip shop and restaurant only operated for approximately a year but during this time it proved to be a profitable business. There is a large area of ground (coloured brown on the plan) with access through the building. In addition to the commercial property one of the offices has in the past been used as a flat (coloured yellow) on the plan



SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. EPC = D.

RATABLE VALUE

This property has a rateable value of £9,850.

VIEWING

By arrangement with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £250,000 are anticipated and should be made to the Selling Agents

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.