



**2 Queen Street,
Newton Stewart,
DG8 6JL**

EPC = G

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

38-40 Albert Street • Newton Stewart DG8 6EF

Tel: (01671) 404100 • Fax: (01671) 401443

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BANK OF SCOTLAND BUILDINGS

Newton Stewart • DG8 6EG

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THE OLD BANK

Buccleuch Street Bridge • Dumfries DG2 7TJ

Tel: (01387) 257300 • Fax: (01387) 257333

and as **HUNTER & MURRAY**

25 Lewis Street • Stranraer DG9 7LA

Tel: (01776) 702581 • Fax: (01776) 702524

- **Substantial ground floor commercial premises extending to approximately 80m²**
- **The property is ideally situated in prime trading location with good frontage onto the Queen Street with ample car parking within walking distance**
-
- **Easy conversion to 2/3 bedroom apartment subject to the relevant permissions being obtained**
- **The premises is in walk in condition and are suitable for a variety of commercial uses**
- **Fixed Price - 60,000**
- **The rental valuation is £4,000.**



2 QUEEN STREET, NEWTON STEWART

Substantial ground floor commercial premises extending to approximately 80m² in a prime trading position close to the town centre and within easy walking distance of the town's main car park. Until recently the premises were used as a tanning salon although they are equally well suited to a variety of uses. It is possible, with a minimal amount of work, that internal walls could be moved to alter the layout, possibly to turn the premises into a 2/3 bedroom apartment, subject to the relevant permissions being obtained.

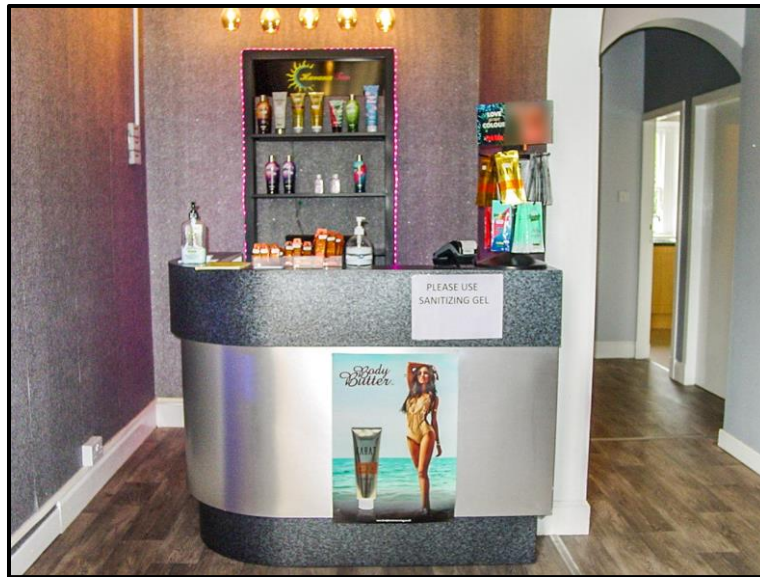
The property comprises Reception: - 4 Office Rooms. Storeroom. Kitchen. Toilet.

ACCOMMODATION

Reception

4.25m x 3.10m

Hardwood glazed entrance door. Built-in cupboard housing electric metres. Panel heater.



Office Room 1

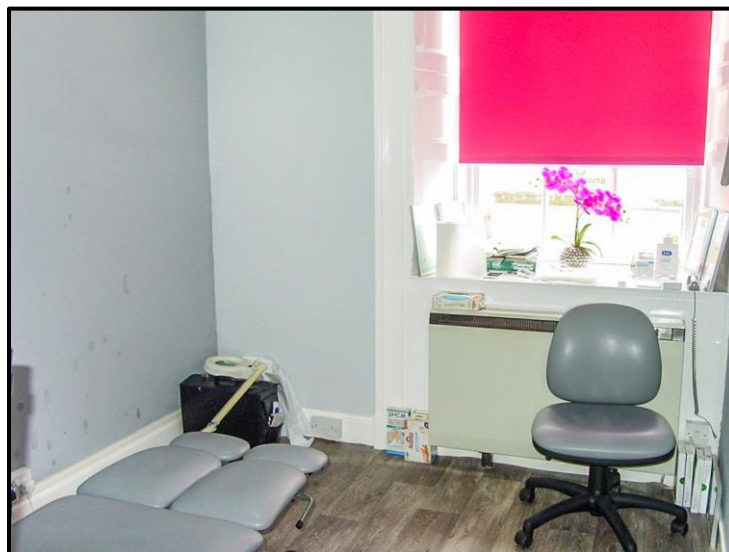
3.79m x 3.50m

Front facing sash and case window. Hardwood glazed door giving access to Queen Street. Electric storage heater.

Office Room 2

2.40m x 2.00m

Side facing sash and case window. Wall mounted electric panel heater.



Office Room 3

3.50m x 2.04m

Side facing window. Shelved alcove with storage cupboard below.



Office Room 4

3.20m x 2.30m

Front facing sash and case window. Electric storage heater.

Store Room

1.90m x 1.40m

Walk-in shelved storage cupboard.

Kitchen

3.00m x 1.75m

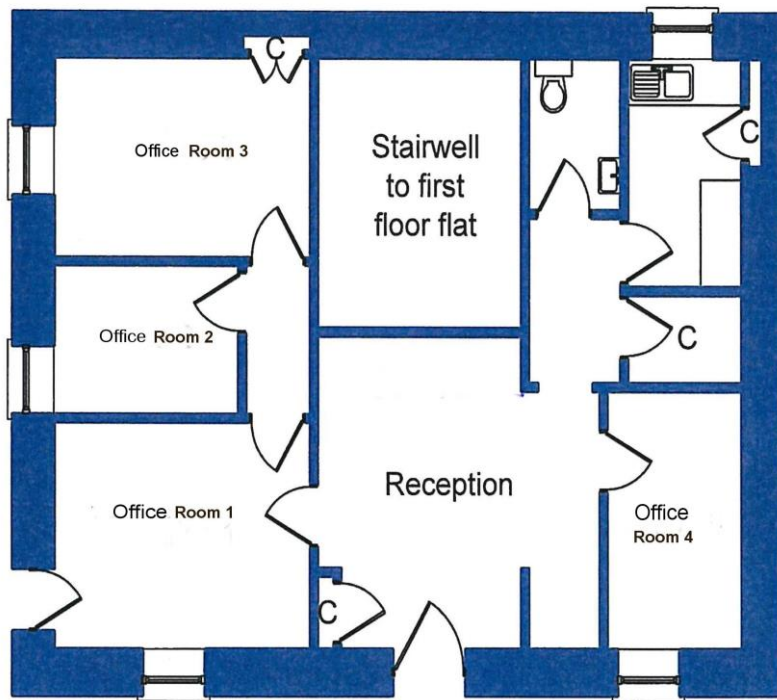
Rear facing window. Fitted with floor and wall units, inset stainless steel sink. Built-in storage cupboard. Electric storage heater.

Bathroom

2.05m x 1.50m

Fitted with a coloured suite comprising wash hand basin and WC. Extractor fan.





Sketch plan for illustrative purposes only

SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. Electric night storage heating. EPC = G.

COUNCIL TAX

The rateable value of the offices is £3,025.

VIEWING

By arrangement with the Selling Agents on 01671 404100 or Davina Smith 07873103174.

OFFERS

Fixed Price - £60,000 is anticipated and should be made directly to the Selling Agents.
Rental valuation is £4,000.

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.