



***Inspirations,
19-21 Victoria Street
Newton Stewart, DG8 6NH***

SHOP - EPC = E
ACCOMMODATION – EPC = E

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

38-40 Albert Street • Newton Stewart DG8 6EF
Tel: (01671) 404100 • Fax: (01671) 401443
www.abamattthews.com

BANK OF SCOTLAND BUILDINGS
Newton Stewart • DG8 6EG
Tel: (01671) 404100 • Fax: (01671) 404140

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

- **Long established and thriving business**
- **Substantial premises comprising shop and owners accommodation in enviable trading position**
- **The shop extends to approximately 152.73m² with 3 bedroom owners accommodation over first and second floors**
- **Viewing by appointment only, strictly through the Selling Agent**
- **Offers in the region of £250,000 plus SAV**



Inspirations, 19-21 Victoria Street

A unique opportunity to purchase a long established and thriving business, ideally situated on the main thoroughfare of the town. The present owner has built up an enviable reputation leading to an excellent loyal client base, not only in Newton Stewart but further afield.

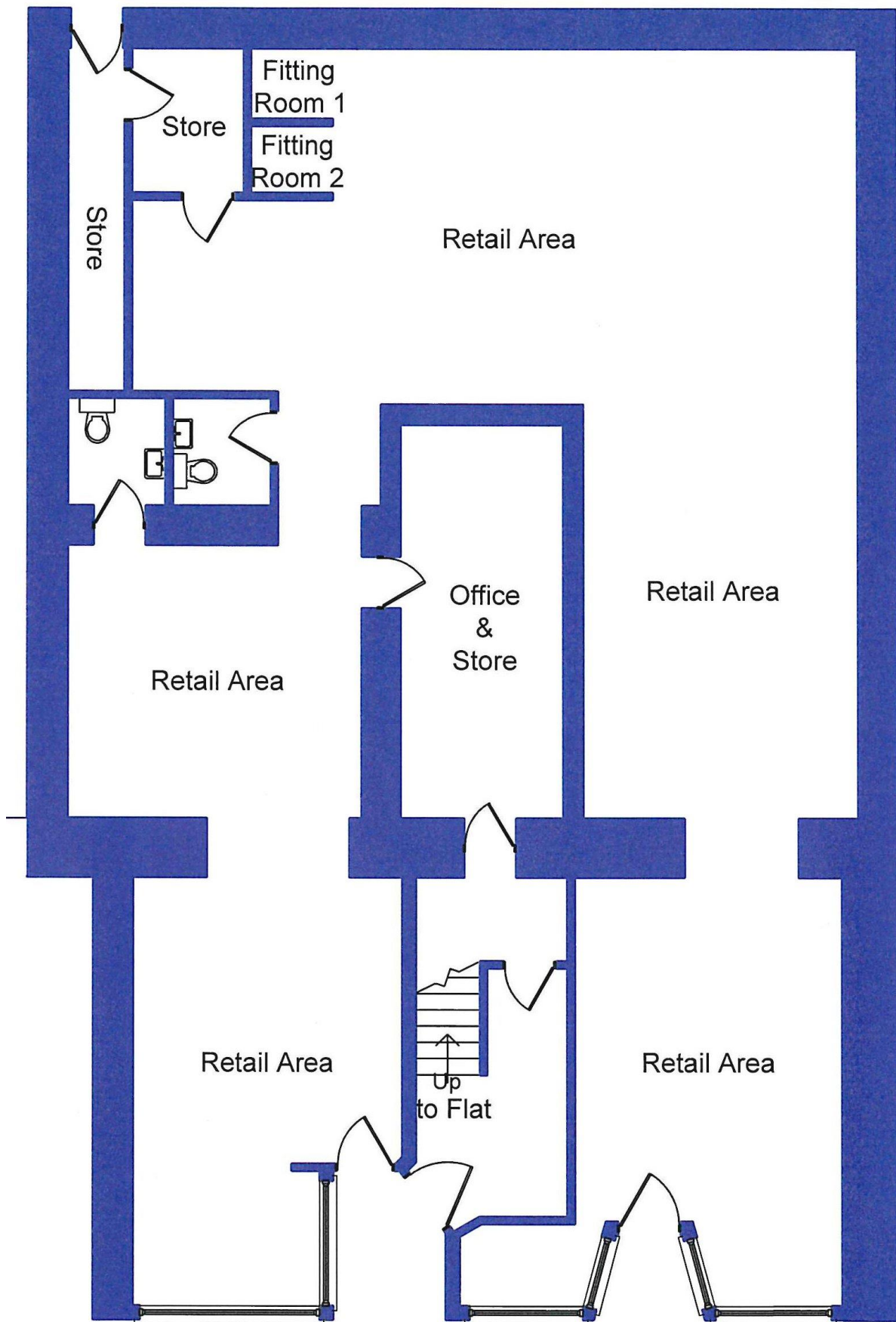
The business is offered for sale due to the retirement of the owner, and the spacious shop premises also offers owners accommodation over first and second floors and a roof garden. The premises are well laid out and offers a wide range of goods including ladies fashions, lingerie and nightwear, costume jewellery and shoes. In addition, there is a sewing and knitting department with associated haberdashery as well as an increasingly popular craft department.

Retail Premises

Shop

The shop benefits from gas fired central heating and is mainly floored with Karndean. It occupies a good trading position on the main thoroughfare of the town and, although open plan, it is divided into various retail areas making shopping a pleasant experience for customers. The business is run by the present owner with 1 full time and 1 part time member of staff; and trading hours are 9am – 5pm Monday to Saturday. There is a private passage from the rear door of the shop, used for storage of wheelie bins. This leads to another shared passage giving access to Mortons Entry.





Sketch plan for illustrative purposes only

OWNERS ACCOMMODATION

The owners accommodation has its own separate entrance from Victoria Street and is over two floors. It has been maintained to a very high standard benefiting from double glazing, gas-fired central heating and rooftop garden.

Accommodation comprises: Ground Floor – Entrance Hall. First Floor – Lounge. Kitchen. Utility Room. Bedroom. Bathroom. Second Floor – 2 Bedrooms.

GROUND FLOOR ACCOMODATION

Entrance Hall

Solid oak hardwood glazed door, to match shop doors. Stairs to first floor accommodation and cupboard housing water pipes. Hardwood door giving access to coat area and through to office. Radiator.

FIRST FLOOR ACCOMODATION

Lounge

West facing window. Built in shelved alcove with storage below housing electric meter. Ornate fireplace with inset coal effect gas fire. Radiator.



Kitchen

East facing window. Fitted with a range of modern floor and wall units with tiled splashbacks and inset 1 ½ stainless steel single drainer sink. Integrated appliances include countertop electric hob, eyelevel double oven and dishwasher. Space for fridge freezer. Glazed sliding doors giving access to roof garden. Radiator.



Utility Room

West facing window. Fitted with floor and wall units and inset single drainer stainless steel sink. Space and plumbing for washing machine and space for tumble dryer.

Bedroom

West facing window. Built-in partially mirrored large wardrobe. Radiator.



Bathroom

East facing window. Fully tiled and fitted with a white modern suite comprising wash hand basin, WC, bath and shower cubicle with electric shower. Built in shelved airing cupboard and built in storage cupboard. Radiator.

SECOND FLOOR ACCOMODATION

Landing

Two built-in cupboards.

Bedroom 2

Velux window. Radiator.

Bedroom 3

Velux window. Radiator.



Bedroom 2



Bedroom 3

GARDEN

Roof top garden.



SERVICES

Mains supplies of water, gas and electricity. The property is connected to the mains drainage system. Gas central heating. Shop - EPC = E
Owners accommodation EPC = E

COUNCIL TAX

The property is in Band B.
Rateable Value - £9,875
Accounts – Trading accounts will be made available to genuinely interested parties through their own Account or Solicitor.

VIEWING

By arrangement with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £250,000 (plus SAV) are anticipated and should be made directly 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.