



***The Flower Centre,  
31 Albert Street,  
Newton Stewart,  
DG8 6EF***

EPC = D

**A B & A MATTHEWS**  
*Solicitors & Estate Agents*  
**PROPERTY OFFICE**

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*and as* **HUNTER & MURRAY**  
25 Lewis Street • Stranraer DG9 7LA  
Tel: (01776) 702581 • Fax: (01776) 702524

- **Excellent opportunity to acquire a well-established and thriving independent florist business with a prominent trading position**
- **The retail shop extends to 70m<sup>2</sup> and storage cellar**
- **Viewing strictly by appointment only, through the Selling Agent**
- **Offers in the region of £130,000**



## **THE FLOWER CENTRE, 31 ALBERT STREET, NEWTON STEWART**

We are delighted to bring to market an established independent florist. The business is situated in a prominent trading position with car parking facilities located nearby and possesses an excellent reputation and a large established and repeat customer base. The business was originally established in the 1950's and is offered for sale due to retirement of the current owners. Our client offers a wide variety of bouquets and floral arrangements for every occasion, wedding flowers, sympathy flowers and floral tributes. The business currently operates 6 days a week and provides a generous income, yet still leaves scope for potential expansion.

Accommodation comprises:- Ground Floor - Shop. Rear Shop. Basement - Storage Area. Store Room

### **GROUND FLOOR ACCOMMODATION**

#### **Shop**

**6.38m x 4.32m**

Excellent frontage onto the main thoroughfare of the town. Hardwood glazed entrance door from Albert Street gives access to the shop, where you will find a large range of fresh flowers, silk flowers and a variety of gifts.



#### **Workshop**

**8.96m x 4.10m**

Two velux windows. Designated area where all floral work is prepared and is fitted with shelved storage units, workbenches and inset stainless steel sink. Built-in cupboard housing electric meters. Hardwood door leading to basement and hardwood door giving access to yard area (which is shared with the neighbouring property).





## **BASEMENT**

### **Store Room**

**6.38m x 4.32m**

Stairs giving access to basement storage area with power and light laid on.

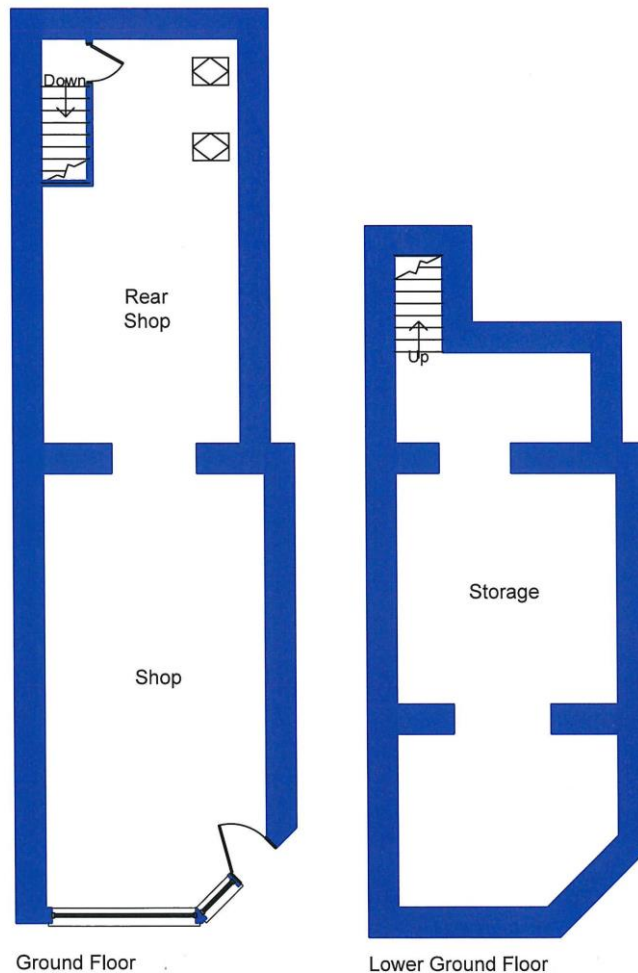
### **Store Room**

**8.96 m x 4.10m**



### **Outbuildings**

Brick built outbuilding with WC.



Sketch plan for illustrative purposes only

**SERVICES**

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

**RATEABLE VALUE**

Rateable Value £3,900. The business is currently benefiting from 100% small business relief.

**VIEWING**

By arrangement with the Selling Agents on 01671 404100.

**OFFERS**

Offers in the region of £130,000 are anticipated and should be made to the Selling Agents.



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The Consumer Protection From Unfair Trading Regulations 2008

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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.