



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

EPC = D

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

38-40 Albert Street • Newton Stewart DG8 6EF

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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

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

- **Excellent opportunity to acquire a well-established and thriving independent florist business with a prominent trading position**
- **The vendors would consider leasing the property at a rent of £500 per calendar month is anticipated. A rental holiday may be available**
- **Viewing strictly by appointment only, through the Selling Agent**
- **Offers in the region of £115,000
PRICE REDUCED**



THE FLOWER CENTRE, 31 ALBERT STREET, NEWTON STEWART

We are delighted to present this well-established and highly regarded florist shop, ideally located on the main thoroughfare of a busy and vibrant market town in South West Scotland. With a trading history dating back to the 1950s, the business has built a loyal customer base and a strong presence within the local community. Its prominent position ensures excellent footfall and visibility, making it a prime spot for continued success. The business is offered for sale as a going concern and comes fully operational, complete with all necessary equipment and stock to ensure a smooth transition for the new owner. This is a rare opportunity to acquire a turnkey business with a solid reputation and deep roots in the area. Whether you're a passionate florist looking to step into ownership or an investor seeking a profitable venture in a desirable location, this business offers tremendous potential. The current owners are selling due to retirement, and there is flexibility in the sale. The vendors are open to discussing a lease option. This is a fantastic opportunity to own and grow a flourishing florist business in one of South West Scotland's most vibrant and welcoming market towns.

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

GROUND FLOOR ACCOMMODATION

Shop

6.38m x 4.32m

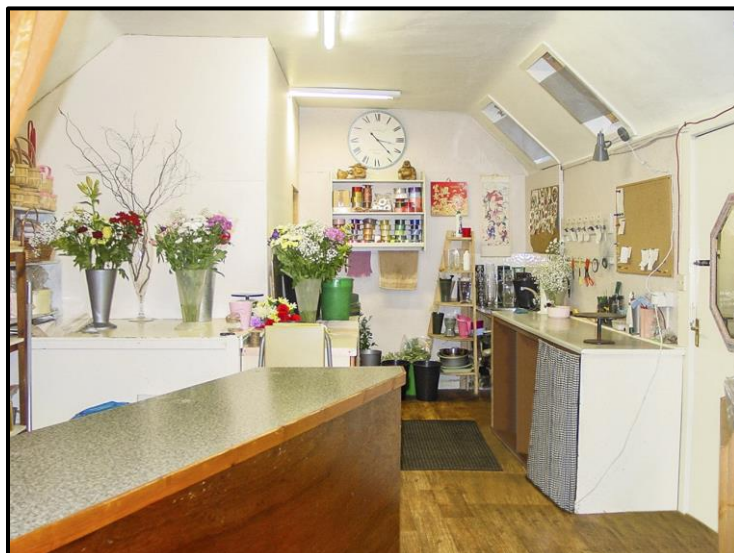
Excellent frontage onto the main thoroughfare of the town. Hardwood glazed entrance door from Albert Street gives access to the shop, where you will find a large range of fresh flowers, silk flowers and a variety of gifts.



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.

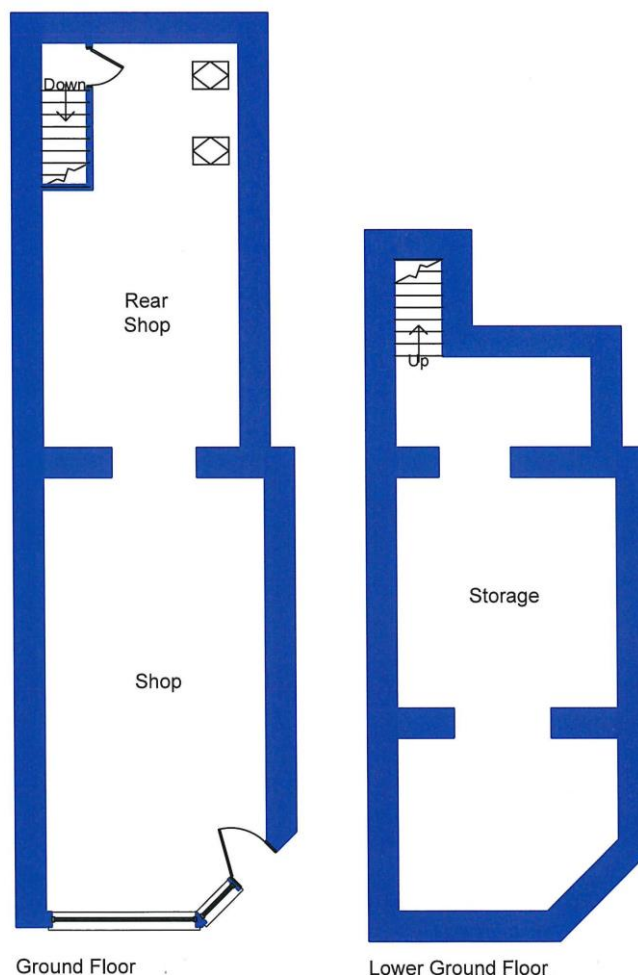
Store Room

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 £115,000 and should be made to the Selling Agents. The vendors would consider leasing the property at a rate of £500 per calendar month is anticipated, please contact our office 01671 404100 for more information.



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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.



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