



***The Lime Bothy and
Coffee Lounge,
71 Victoria Street,
Newton Stewart,
DG8 6NL***

EPC = G

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

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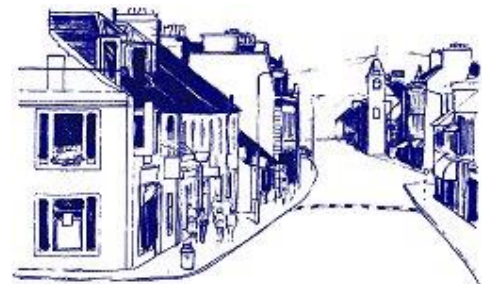
BANK OF SCOTLAND BUILDINGS
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THE OLD BANK
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and as **HUNTER & MURRAY**
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- **Excellent opportunity to acquire a well-established and thriving independent Gift Shop and Coffee Lounge**
- **The premises has been completely refurbished in 2018 and extends to approximately 200m²**
- **Excellent window frontage onto the main thoroughfare of the town**
- **Offers in the region of £160,000 plus SAV**



THE LIME BOTHY AND COFFEE LOUNGE, 71 VICTORIA STREET, NEWTON STEWART

We are delighted to bring to the market a thriving independent gift shop and coffee lounge situated in the main thoroughfare of the town centre. This is a genuine lifestyle business that could be operated in any number of ways or expanded to suit the requirements of the new owners. The business occupies substantial premises, which has been completely refurbished in 2018 to include Karndean flooring throughout all retail areas and the coffee lounge. The retail area benefits from slat wall and professional gallery-hanging system. Trade has grown steadily, specialising in locally sourced and national gifts, jewellery, artwork, accessories and greeting cards. The coffee lounge benefits from a fully fitted servery/drinks preparation area with modern white units, extensive worktops, and tiled splashbacks. The coffee lounge is currently leased and has a good reputation and repeat customer base. Using locally sourced ingredients, offering a wholesome range of savoury food, delicious, sweet treats, and refreshing beverages. There are 16 covers within the café lounge, which is easily accessed for wheelchair users. The gift shop and coffee lounge currently operate Thursday – Saturday, leaving scope for potential expansion.

Newton Stewart is a small market town on the banks of the River Cree, surrounded by the Galloway Hills. The town is a favourite for hill walkers and mountain bikers as it is near the Galloway Forest Park, with internationally recognised bike trails and some of the most dramatic scenery in the south of Scotland. There is a wealth of wildlife, such as red and roe deer in the forest and hills. Nearby, Wigtown was officially designated as Scotland's National Book Town in 1998 and is home to a wide range of book shops. The annual Wigtown Book Festival takes place over 10 days and offers more than 200 events for adults, children and young people including literature, music, film, theatre, arts and crafts. The Machers Peninsula has stunning coastal walks, harbours and sandy beaches. The area is steeped in history and the landscape is a haven for birdwatchers. The Mull of Galloway is Scotland's most southerly point with amazing views, lighthouse and visitor's centre. Due to the many attractions and events in the area, Newton Stewart benefits from year-round tourism, significantly increasing the footfall for businesses, especially those with main street locations.

Accommodation comprises: - Gift Shop. Coffee Lounge. Office. Storeroom. Inner Hall. Kitchen.

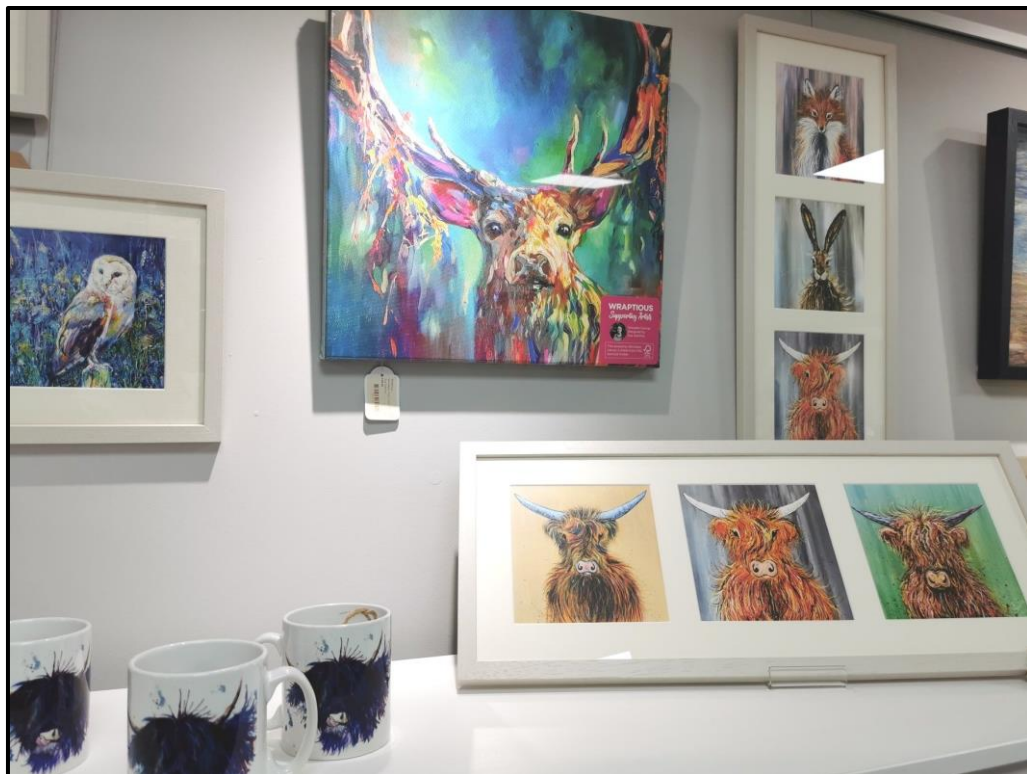
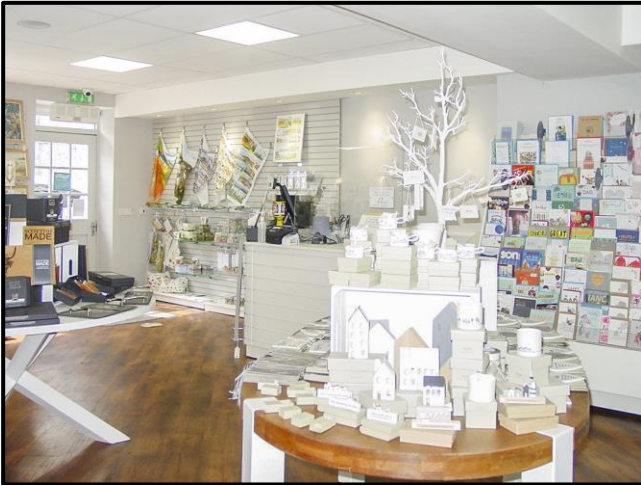
ACCOMMODATION

Gift Shop

15.80m x 5.20m

Excellent frontage onto the main thoroughfare of the town. Hardwood glazed entrance door from Victoria Street gives access to the gift shop and coffee lounge, where you will find a variety of local and nationally produced gifts and artwork. Built-in storage cupboard (2.60m x 1.00m). Steps lead to coffee lounge.





Coffee Lounge

11.00m x 4.83m

Relaxing, light and spacious coffee lounge. Drinks preparation area.



Office**4.45m x 3.00m**

Electric panel heater.

Store Room**3.00m x 1.90m**

Side facing window. Built-in shelved storage cupboard. Electric panel heater.

Ladies/Disabled Cloakroom**2.55m x 1.80m**

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

Gents Cloakroom**2.55m x 1.08m**

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

Inner Hall

L-shaped hall with fire-escape door. Electric panel heater.

Kitchen**4.00m x 2.77m**

A large fully equipped kitchen and further preparation area.



SERVICES

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

Rateable Value

This property has a rateable valuation of £10,300.

VIEWING

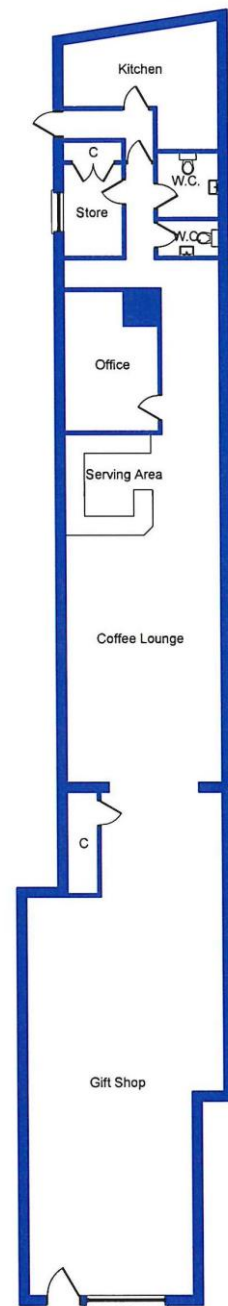
Strictly by arrangements with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £160,000 plus SAV are anticipated and should be made to the Selling Agents. It is understood that all equipment and sound system can be taken over by separate negotiation.

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.



Sketch plan for illustrative purposes only



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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.