



**1-3 Arthur Street
& 1 Alfred Place
Newton Stewart**

1 ALFRED PLACE - EPC = F

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

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- **Commercial premises with adjoining 3 bedroom house, are offered for sale either as a whole or in 2 lots**
- **Lot 1 - Commercial premises extending to some 60m² in excellent trading position and ideally suited to a variety of uses**
- **Lot 2 – Spacious 3 bedroom property recently used as a very successful Air B&B with double glazing, electric heating and enjoys views over the River Cree**
- **Offers in the region of £150,000 for the properties as a whole, although separate offers for each property will be seriously considered. Lot 1 may be available for lease at an Initial rental of £3,000 per annum**



1-3 ARTHUR STREET & 1 ALFRED PLACE

Commercial premises with adjoining 3 bedroom house, are offered for sale either as a whole or in 2 lots. Lot 1 - Commercial premises extending to some 60m² in excellent trading position with good frontage onto the main thoroughfare and ideally suited to a variety of uses. Lot 2 – Spacious 3 bedroom property benefiting from double glazing, electric heating and views over the River Cree. The house has been recently painted outside with new carpets and lino throughout. The property has been used as a very popular Air B&B and details of income are available to genuinely interested parties.

1 -3 Arthur Street - Accommodation comprises:- Ground Floor - Shop. Toilet. Lower Floor - Two Kitchen areas with pantry. External Store.

1 Alfred Place - Accommodation comprises: - Ground Floor - Hall. Utility Room. Lounge. Rear Porch. First Floor - Kitchen. 2 Bedrooms. Shower Room. Bathroom. Toilet. Second Floor - Bedroom 3.

1-3 ARTHUR STREET, NEWTON STEWART

ACCOMMODATION

Shop

6.80m x 5.15m (at widest)

L-shaped room which is glazed on two sides with good frontage onto main thoroughfare.

Toilet

2.23m x 1.80m

Disabled toilet with WC and wash hand basin.

Kitchen

2.60m x 3.30m

Double stainless steel sink. Door leading to external store.

Pantry

1.68m x 1.28m

Shelved pantry.

Kitchen 1

4.45m x 1.95m

Fitted with a good range of floor units. Wash hand basin.



1 ALFRED PLACE, NEWTON STEWART

GROUND FLOOR ACCOMMODATION

Hall

4.81m x 1.20m

UPVC entrance door. Stairs leading to first floor accommodation and stairs down to rear porch with door to side entry. Storage heater.

Utility Room

3.04m x 2.80m

North facing window. Floor unit with worktop and inset single drainer stainless steel sink.

Lounge

3.40m x 3.37m

South facing window overlooking River Cree. Built-in cupboard. Storage heater.

Rear Porch

1.41m x 1.00m

Built-in cupboard housing electric meters.



FIRST FLOOR ACCOMMODATION

Half landing with access to:-

Toilet

1.52m x 1.15m

WC and wash hand basin.

First floor landing with storage heater.

Bathroom

3.05m x 3.00m

Fitted with white suite comprising bath, WC, wash hand basin and shower cubicle with mains shower. Storage heater.



Shower Room**2.12m x 1.49m**

Fitted with white WC and wash hand basin and shower cubicle with electric shower and shower curtain. Storage cupboard.

Kitchen/Dining area**5.25m x 3.90m**

L-shaped kitchen with two south facing windows overlooking the River Cree and one west facing window. Floor and wall units with worktop and inset single drainer stainless steel sink. Space for slot-in cooker and space and plumbing for washing machine. Space for dining table. Build-in display cupboard. Storage heater.

**Bedroom 1****4.75m x 3.40m**

South facing window overlooking the River Cree. Built-in shelved cupboard. Storage heater.

Bedroom 2 3.70m x 3.70m

West facing window. Built-in shelved cupboard and built-in shelved and hanging wardrobe. Hatch to attic. Storage heater.



SECOND FLOOR ACCOMMODATION

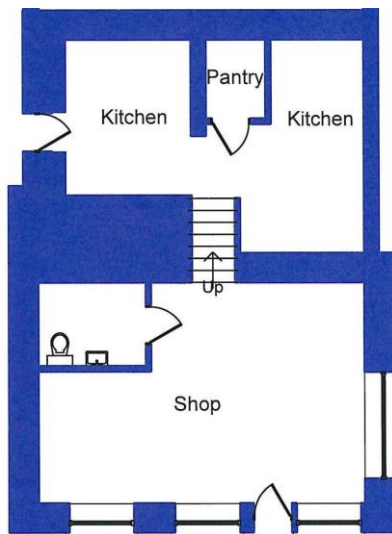
Bedroom 3

5.90m x 4.10m

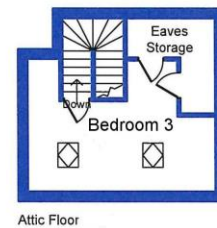
Two west facing skylight windows. Cupboard housing hot water cylinder. Eaves storage.



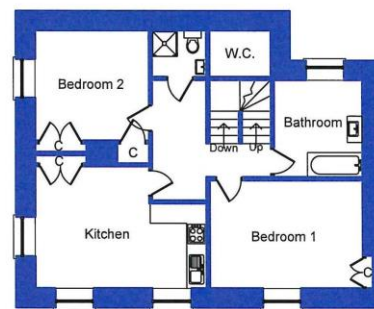
1 - 3 Arthur Street



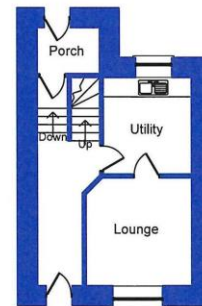
1 Alfred Place



Attic Floor



First Floor



Ground Floor

Sketch plan for illustrative purposes only

Outside

There is no garden ground with the property although there is pedestrian access through a pend to the rear of the property from Arthur Street.

SERVICES

Mains supplies of water and electricity. The properties are connected to the mains drainage system. Electric storage heating. 1 Alfred Place - EPC = F.

COUNCIL TAX

The rateable value for 1-3 Arthur Street is £3,400.
1 Alfred Place is in Band B.

VIEWING

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

OFFERS

Offers in the region of £150,000 for the properties as a whole are anticipated and should be made to the Selling Agents. Offers for each individual property will be seriously considered. All contents necessary for continuing as an Air B&B are included. Lot 1 may be available for lease at an Initial rental of £3,000 per annum.

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.



Creebridge, Newton Stewart



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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.