



**11 North Main Street,
Wigton,
DG8 9HN**

EPC = D

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

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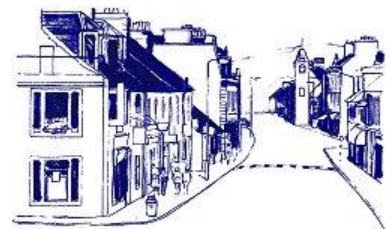
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and as **HUNTER & MURRAY**

25 Lewis Street • Stranraer DG9 7LA

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- **Great opportunity to acquire a substantial commercial property in a prominent trading position**
- **Excellent window frontage onto the main thoroughfare of the town and ample car parking within walking distance**
- **The property offers accommodation over two floors extending to approximately 160m²**
- **The premises are in walk-in condition and would be suitable for a variety of commercial uses**
- **Offers in the region of £200,000**



11 NORTH MAIN STREET, WIGTOWN

We are delighted to bring to the market a substantial commercial premises extending to approximately 160m² over two floors, in a prime trading position close to the town centre and within easy walking distance of all local amenities. At present the premises are used as an office and shop for Wigtown Book Festival, although they are equally well suited to a variety of uses.

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 Machars 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. The Galloway Forest Park, is also located nearby, one of the most attractive and peaceful areas of South West Scotland with its rugged and beautiful scenery and quiet roads. The forest park is an ideal centre for a range of outdoor activities including walking, mountain biking, world famous 7 stanes cycling routes, fishing and just enjoying the countryside in general. Recently the park has achieved recognition as being one of the best places to observe the night sky at its best, with no light pollution for miles, and has been awarded the title of a Dark Sky Park.

Accommodation comprises: - Ground Floor - Shop. Office. Storage Room. Landing. WC
First Floor – Office. Meeting Room. Kitchen. WC/Kitchen

GROUND FLOOR ACCOMMODATION

Shop

7.80m x 3.18m

Excellent frontage onto the main throughfare of the town. Hardwood glazed entrance door from North Main Street gives access to the shop. Electric storage heater.



Box Office/Meeting Room

5.70m x 4.29m

South-west facing window. Feature stone fireplace giving an attractive focal point. Electric storage heater.



Storage Room**5.45m x 2.82m**

Two North East facing Velux windows. Access to the rear of the property. Electric storage heater.

Landing

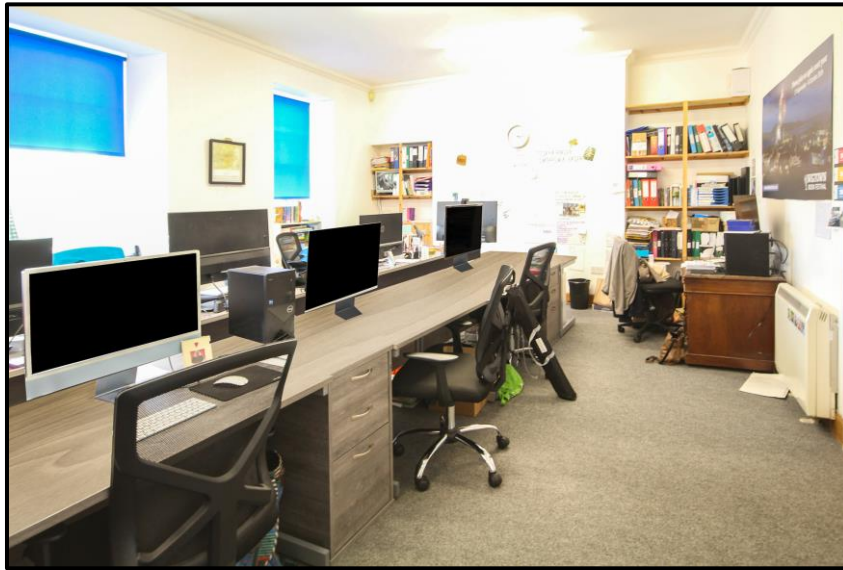
Access to first floor accommodation via spiral staircase. Hardwood door gives access to New Road. Electric meters are located on the wall.

Kitchen/WC

Stainless steel sink. White suite comprising WC, wash hand basin.

FIRST FLOOR ACCOMODATION**Open-plan Office****8.00m x 5.20m**

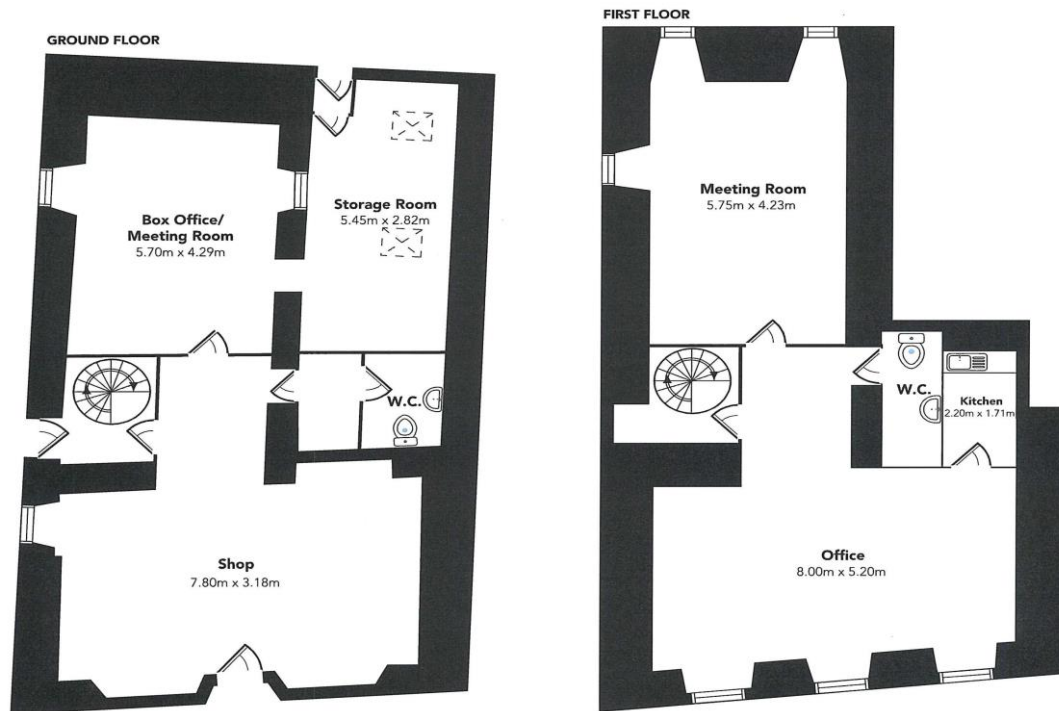
Bright and airy open-plan office space with three South East facing sash and case windows. Two storage heaters.

**Meeting Room****5.75m x 4.23m**

Spacious meeting room with South-West and West facing windows.

**Kitchen/WC****2.20m x 1.71m**

North facing window. Stainless steel sink and ample worktop. White suite comprising WC, wash hand basin with tiled splashback. Space and plumbing for washing machine.



Floorplans are indicative only - not to scale
Produced by Plushplans ↗

SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. Electric night Storage heating. EPC = D

COUNCIL TAX

The rateable value of the offices are £7,600

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £200,000 are anticipated and should be made to the Selling Agents. The vendors may consider leasing the property, please contact our office 01671 404100 for more information.

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.