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SHOP 27 VICTORIA STREET
NEWTON STEWART
DG8 6NL



**Shop premises on the Main Street of Newton Stewart.
Suitable for a variety of uses and in excellent central
trading position.**

**New DG windows and doors installed 2022/23
Electric heating in shop.**

**Also available separately 3 Bedroomed house with 2
Public rooms and 2 Bathrooms.**

OFFERS OVER £80,000

SHOP PREMISES

<u>Front Shop</u>	4.2 x 4.9m with a large new UPVC double glazed windows to the side providing excellent display space. 2 front DG windows and recessed DG door. The main shop space has tube heaters and an electric radiator, power points and strip lights. Open through to
<u>Inner Shop</u>	3.66 x 2.72m with strip lights and ample space for display and shelving, power points. Open through to
<u>Rear Shop</u>	4.33 x 4.41m good size area with ample strip lights, power points, electric heater. Access to
<u>Office</u>	4.38 down to 2.8 x 3.81m with strip lighting, TV connections, wall shelving, loft hatch and access through to washroom with wall light, extractor, WC, wash hand basin with electric water heater.

These premises have been used for a variety of uses and would suit any kind of retail business. Any other business requiring change of use would be subject to local planning permission.

NOTES

The vendors replaced all the windows and doors in both the house and shop in 2022/23 with modern UPVC units. On achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout

It is understood that on achieving a satisfactory price by separate negotiation the vendors would consider offers for selling the business also.

RATEABLE VALUE

RV £5000 (subject to full small business relief)

EPC RATING

G

SERVICES

Mains electricity, water & drainage. electric heating in shop.

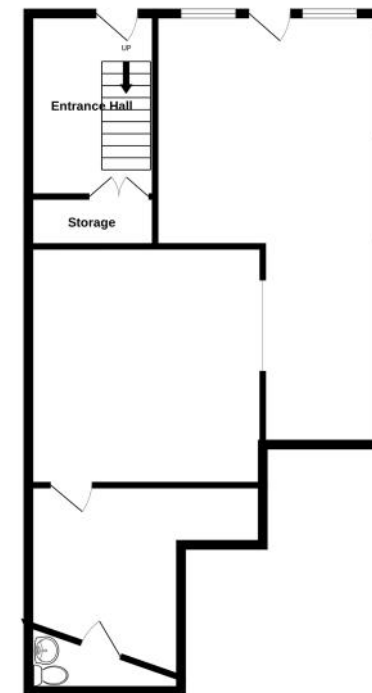
VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671402104.

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

Ground Floor
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 12/23