



**20 North Main Street,
Wigtown,
DG8 9HL**

EPC = B

A B & A MATTHEWS
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- **Great opportunity to acquire a superb commercial property in a prominent trading position**
- **Excellent window frontage onto the main throughfare of the town and ample car parking within walking distance**
- **The premises are in walk-in condition and would be suitable for a variety of commercial uses**
- **Offers in the region of £70,000**



20 North Main Street, Wigtown

We are delighted to bring to the market this superb commercial premises in a prime trading position close to the town centre and within easy walking distance of all local amenities. The property has been well maintained and there is ample car parking close by. The premises were previously used as the local pharmacy but it would be well suited to a variety of uses. Accommodation comprises: - Shop. Former Dispensary Room. 3 Store Rooms. WC

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

Shop

5.12m x 4.50m

Excellent frontage onto the main throughfare of the town. Hardwood glazed entrance door from North Main Street gives access to the shop. Large free-standing shelves and reception desk. Electric meters are located on the wall. Electric storage heater.



Former Dispensary Room

4.20m x 2.90m

Fitted with a good range of wall and floor units, ample worktops and a stainless-steel sink with electric water heater.



Hall

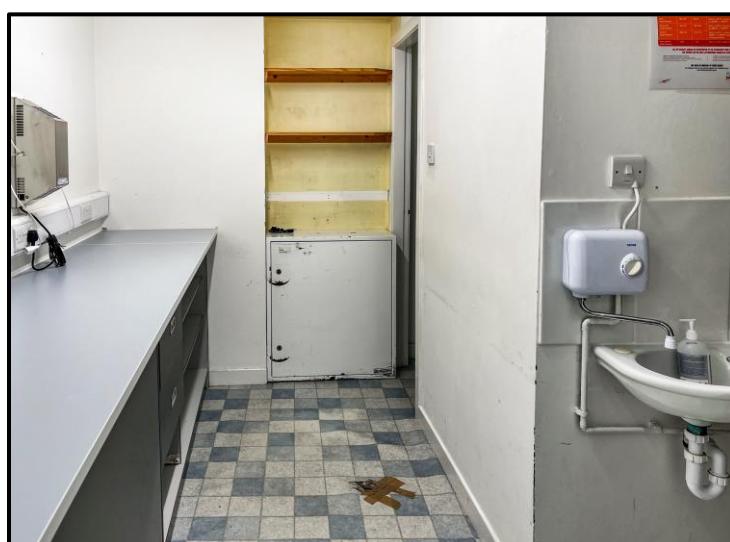
Built-in wooden shelving and desk. Electric meters are located on the wall. Electric storage heater.



Store Room 1

3.45m x 2.95m

L-shaped store room with built-in wooden shelving. Ample worktops. Wash hand basin.



Store Room 2

3.35m x 2.78m

Built-in wooden shelving all round. Electric storage heater.



Store Room 3

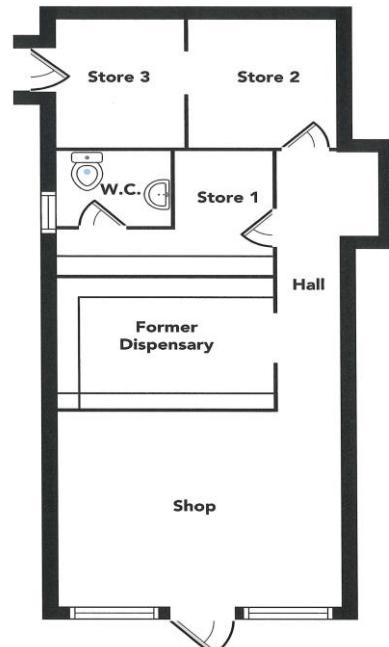
3.00m x 2.20m

Built-in wooden shelving all round. Access to fire exit.

WC

2.50m X 1.72m

White suite comprising WC and wash hand basin.



Floorplans are indicative only - not to scale
Produced by Plushplans

SERVICES

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

COUNCIL TAX

The rateable value of the offices is £3,700.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £70,000 are anticipated and should be made to the Selling Agents.

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.