



***Star Inn,
11 Dashwood Square,
Newton Stewart, DG8 6EQ***

EPC = E AND G

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

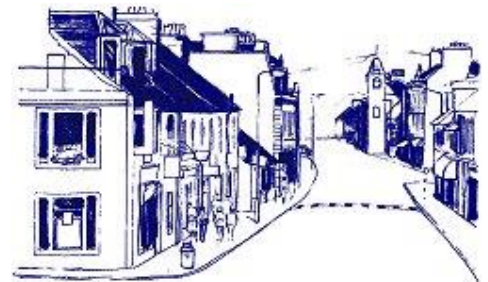
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and as HUNTER & MURRAY
25 Lewis Street • Stranraer DG9 7LA
Tel: (01776) 702581 • Fax: (01776) 702524

- **Long established public bar in good trading position**
- **Adjoining owners' accommodation comprising a 3 bedroom flat**
- **The business is offered for sale**
- **The business trades throughout the year and has a good turnover and healthy profit margin**
- **Offers in the region of £150,000**



STAR INN, 11 DASHWOOD SQUARE, NEWTON STEWART

A good opportunity to purchase busy bar with excellent potential for further development of the business. The Starr Inn is ideally situated in Dashwood Square, Newton Stewart, and has built up a loyal local clientele while being popular with tourists.

The business has been operated by a tenant and is currently open 7 days a week, and is operated by one full time and two part time members of staff.

The last three years trading figures show a good turnover and healthy profit margin and audited Accounts will be made available to genuinely interested parties only through their Solicitor or Accountant.

The main entrance is from Albert Street directly into the public bar area. The open plan bar extends to approximately 120m² and benefits from a pool table, jukebox, gaming machine, TV and seating area. Ladies and gents facilities are located to the rear of the bar area, and includes a separate disabled toilet



OWNERS' ACCOMMODATION

The owners' accommodation has separate access and comprises:- First Floor - Entrance Porch. Hall. Lounge. Kitchen. Bedroom. Second Floor - 2 Bedrooms

FIRST FLOOR ACCOMMODATION

Entrance Porch **2.73m x 1.00m**

UPVC glazed exterior door. South east facing doubled glazed window. Door to hall.

Hall **6.40m x 1.70m**

North west facing window. Stairs leading to second floor accommodation.

Lounge **6.40m x 3.36m**

South east facing double glazed window and north west facing window. Radiator.



Kitchen **3.70m x 2.53m**

Fitted with a range of floor and wall units with worktops and inset single drainer stainless steel sink. Space for slot-in gas cooker. Space and plumbing for washing machine. Expelair. UPVC exterior door.

Bedroom 1 **3.78m x 3.65m**

North west facing window. Alcove with built-under storage cupboard. Radiator.

SECOND FLOOR ACCOMMODATION

Small landing with built-in cupboard. Radiator.

Bedroom 2 **3.92m x 3.00m**

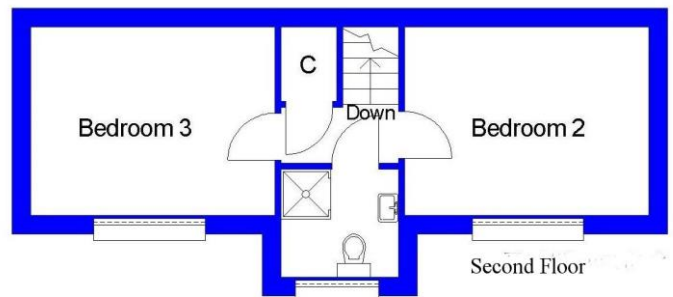
South east facing double glazed window. Access to eaves storage. Radiator.

Bedroom 3 **3.92m x 3.00m**

South east facing double glazed window. Radiator.

Shower Room **1.72m x 1.67m**

Fitted with coloured WC and wash hand basin. Shower cubicle with wet wall panelling and electric shower. Radiator.



Sketch plan for illustrative purposes only

SERVICES

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

COUNCIL TAX

The owners' accommodation is in Band B.
The Rateable Value of the public house is £5,700.

VIEWING

Strictly by appointment only. Contact the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £150,000 are anticipated and should be made to the Selling Agents. .

ACCOUNTS

Accounts will be made available to genuinely interested parties strictly through their Solicitor or Accountant.



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.