



1-3 Arthur Street, Newton Stewart

Newton Stewart, DG8 6DE

Offers in Region of **£45,000**

Located in Newton Stewart – known as the 'Gateway to the Galloway Hills'. It is also a market town, with a central position in the heart of Dumfries and Galloway, so customers regularly travel from the various towns, villages and farms in South West Scotland. Tourists are attracted to the area because of the scenery, and outdoor pursuits such as hill-walking, organised mountain biking, fishing, swimming from unspoiled beaches, etc. with facilities such as visitor centres nearby. The Property, is situated just off Victoria Street within walking distance to Post Office, 2 butchers, 2 large supermarkets, local parks, live music venue, independent shops Bakers, Outdoor Shop, Cinema and local bus stop within a short walking distance. This property is an opportunity to escape to a country dream and viewing is to be thoroughly recommended.

- Prime trading location
- Centrally located on the main street
- Large shop with double display frontage
- Potential owners' accommodation next door (3 bedroom)
- Suitable for a variety of uses
- Ground floor WC
- Good condition throughout
- Kitchen facilities installed
- Perfect for either an Indian or Chinese Takeaway/ Restaurant



Perfect for an Indian or Chinese takeaway and restaurant, as 1-3 Arthur street was a very successful restaurant some years ago however, had to close and had latterly been used for a clothes shop. The downstairs kitchen has been fully rewired for many cooking appliances plus it has the very best stainless-steel fume extraction system which leads outside and some 30 feet tall, costing some £8000 when fitted. Substantial retail premises in prime trading position in the busy market town of Newton Stewart The premises is in very good condition and comprises over 60²m of display and storage space on the ground floor as well as a ground floor WC. With kitchen facilities and storage below, this allows for the property to be suited for a wide variety of uses.

Store

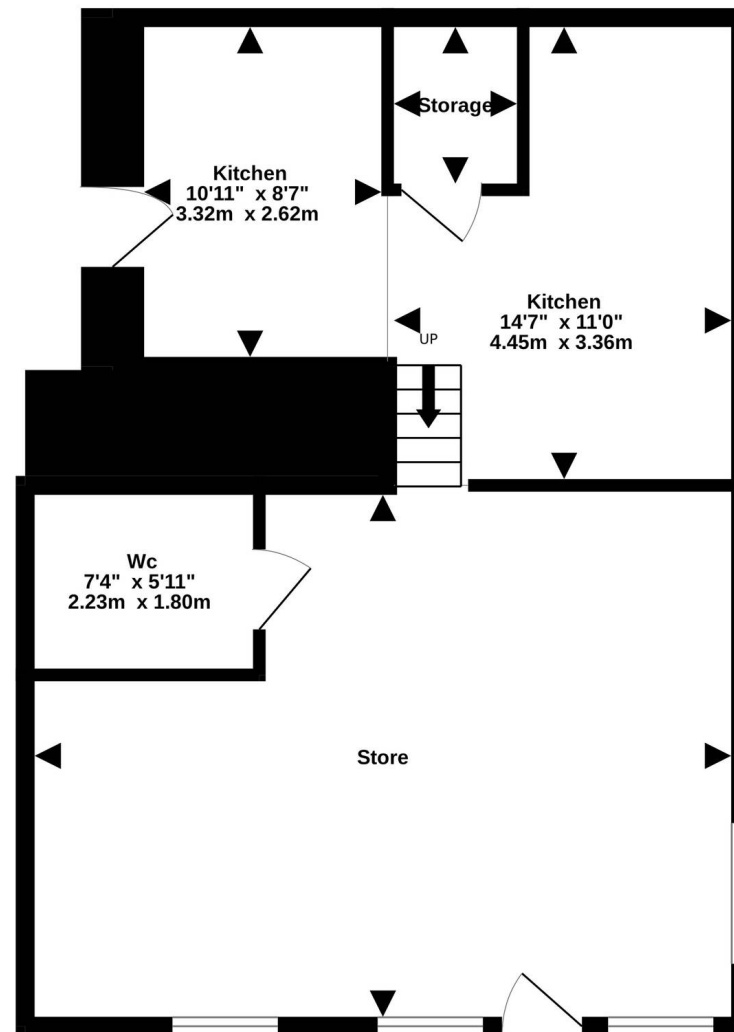
WC

Kitchen





Ground Floor
630 sq.ft. (58.6 sq.m.) approx.



NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

RATEABLE VALUE: £3400

EPC RATING: G

SERVICES

Mains electricity, water & drainage. Air source central heating. Multi fuel burning stove.

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office.
01671 402104

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. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.

CONDITIONS OF SALE

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Presale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.

