

G · A · P

Galloway & Ayrshire Properties

The Herald

63 C. Morris Newsagents 63
Cards : Gifts : Toys : Stationery : Occasions

The Herald





Excellent shop premises
First class trading position on the main thoroughfare
Extensive window and 4 internal display areas
Office
Large shelved Store
Previously traded as Newsagents, Greeting cards and Gift Shop
Excellent display shelving, racking and free standing secure units
The premises may be suitable for a variety of commercial uses
Mains services
Rear Access and parking
OFFERS OVER £79,000

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.



PREMISES

Main Shop

3 x 5.7m main front area with a range of adjustable wall shelving, front display window and door from the main street, built-in serving counter with all the necessary power and Wi-Fi connections, ceiling lighting and magazine display shelves.

Shop Area 2 with window Display

3.99 x 6.01m greeting card section with display shelving and a large front plate glass display window.

Back Shop area 1

5.8 x 3m display area with a range of shelving and central island

Back Shop area 2

4.12 x 5.02m spaces for chiller units and a coffee machine, lockable glazed display for jewellery etc, vinyl flooring throughout and base heating below the display units, CCTV and smoke detection throughout. Lockable door to Office

3.41 x 1.33m security system, CCTV, computer connections, built-in desk, filing cabinet storage and a lockable door to

Rear Store

7.39 x 3.41 arranged with an extensive array of steel shelving with strip lights, power points. Door to outside, CCTV and access to



Kitchenette

2.97 x 1.24m small kitchenette with a side window, single stainless steel sink, hot water Geyser, base cupboard, power points and wall light

OUTSIDE SPACE

At the rear we have concrete steps leading to the upper floor flat. Outside lights, outside tap mixed concrete and gravel parking we've got 2 aluminium lockable **storage containers** and a **single garage** with profile roof side and rear DG windows and door double timber doors to the front parking to the side

FITTINGS AND FIXTURES

The premises are offered for sale with all fixtures and fittings.

FLATTED DWELLING

Above the premises is a large flat with 3 Public Rooms and 3 double Bedrooms with double glazing and gas fired central heating. Fully fitted Kitchen Diner. Separate details are available on request from the agents.

STOCK

Items of stock will be negotiable

RATEABLE VALUE

£10,450

EPC Rating

F 97

SERVICES

Mains water, drainage and electricity. Gas is available in the building

VIEWING ARRANGEMENTS

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

OFFERS

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

PRICE

Offers over £98,000

