

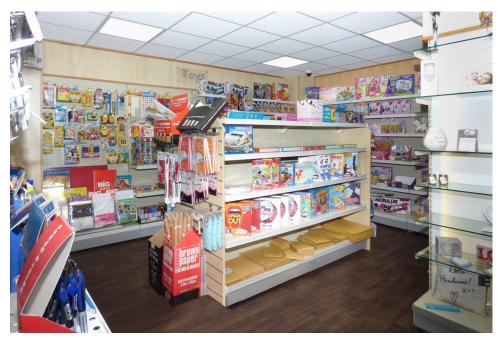
SHOP PREMISES 63, VICTORIA STREET NEWTON STEWART DG8 6NL







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

 $3 \times 5.7$ m 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

 $3.99 \times 6.01 \text{m}$  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

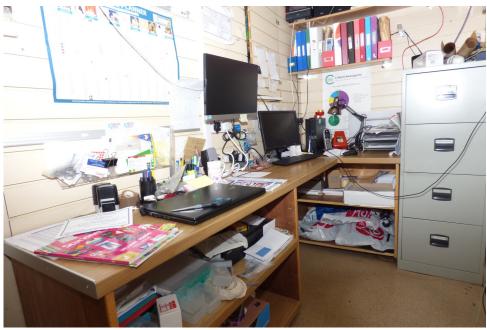
4.12 x 5.02m spaces for chiller units and a coffee machine, lockable glazed display for jewellery etc, vinyl flooring throughout and base heating below the display units, CCTV and smoke detection throughout. Lockable door to  $\underline{\text{Office}}$ 

 $3.41\ x\ 1.33m$  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





**Pre-sale Appraisal** If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. For full details contact one of our branches. Terms and conditions apply. **Disclaimer: Misrepresentation Act 1967** 

The particulars on this website do not form part of any contract. Galloway & Ayrshire Properties Limited and its employees or agents is not authorised to warrant the condition of or description of the property on behalf of the seller. Whilst information and particulars are given in good faith, intending purchasers must satisfy themselves independently as to the accuracy of all matters on which they rely upon.

Ordnance Survey © Crown
Copyright
All rights reserved. Galloway
& Ayrshire Properties
Limited Licence number
100050128



#### 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

