

G · A · P

Galloway & Ayrshire Properties





**Substantial end-terrace building offering great potential for development
The building has undergone some improvements recently.**

**Currently providing extensive commercial office space over 2 levels and
2 spacious ground floor retail premises**

Extensive grounds to the rear with vehicular access.

Mains water, drainage, gas and electricity.

**The property may benefit from a local authority grant for conversion to residential dwellings after planning
permission/change of use has been granted**

OFFERS OVER £180,000

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.

GENERAL

This is a substantial stone property over 3 levels under a slate roof situated in a town centre location with easy access to all local amenities. There is great potential for the building to be converted into residential apartments, subject to the necessary planning permission being obtained. Considerable work has been done in the ground floor units which is ongoing and has included treatment of rot, replacement floors and ceiling panels.

The building was previously used for 2 lock up ground floor shops and office suites on the upper 2 levels. There is separate access to floors 1 and 2 allowing for mixed use of retail on the ground floor and residential above if desired.

GROUND FLOOR SHOPS

(Green)

Ground floor lock up premises extending to approximately 137²m with potential to continue use as shop or convert to residential property subject to planning permission. Access to large rear garden area

(Yellow)

Ground floor lock up premises extending to approximately 84²m with potential for use as shop or to convert to residential property subject to planning permission. Access to large garden area and outside stores.

OFFICE SUITES

Located on the first and second floors with separate main street access.
First Floor:- 74²m comprising a board room, Kitchen, 2 Offices and Washroom.

Second Floor:- 62.7²m with 5 offices and Washroom

GARDEN GROUND

Large area of garden to the rear with vehicular access from Church Lane.

SERVICES

The building is serviced by mains water, drainage, gas and electricity

PLANNING PERMISSION/CHANGE OF USE

Any change of use or planning permission will require to be made by a purchaser.

The Local Planning Department is Dumfries and Galloway Planning Department, Ashwood House, Stranraer— www.dumgal.gov.uk/planning

GRANTS

It is understood that if the property was to be converted into residential dwellings there may be financial assistance per unit under the Town Centre Living Fund. This application would require to be made to the local authority by the purchaser

EPC RATINGS

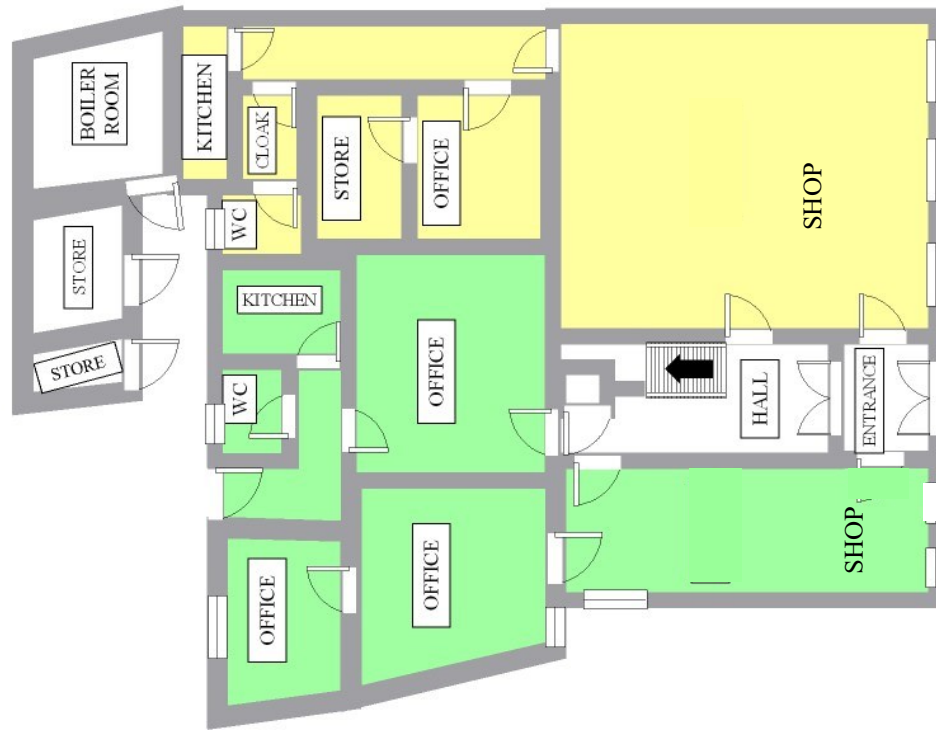
G76, G135 AND F97

RATEABLE VALUES

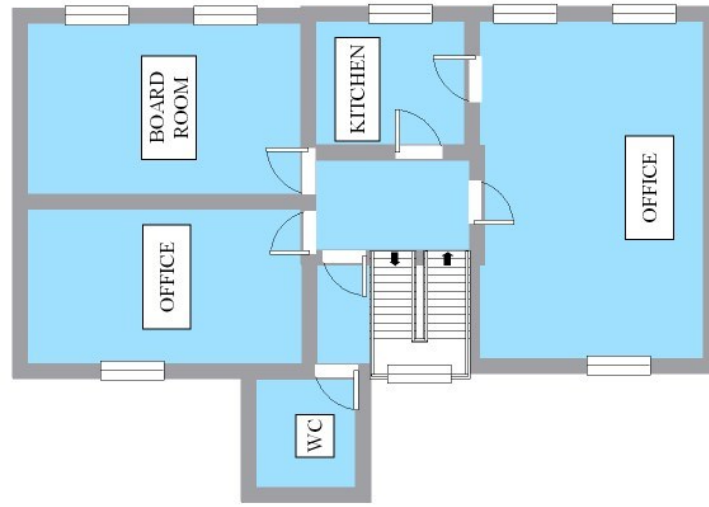
Shop £6200, Shop/Office £5475, Office suites £6,000



CREE HOUSE, 20-22 VICTORIA STREET,
NEWTON STEWART. **GROUND FLOOR**



CREE HOUSE, 20-22 VICTORIA STREET,
NEWTON STEWART. **FIRST FLOOR**



CREE HOUSE, 20-22 VICTORIA STREET,
NEWTON STEWART. **SECOND FLOOR**

