



2 Queen Street
Newton Stewart, DG8 6JL

Spacious commercial premises available within a prime location of Newton Stewart.

Offers Around: £52,000 are invited

2 Queen Street, Newton Stewart, DG8 6JL



1

Key Features:

Prime trading location

Centrally located on the main street

Large shop with double display frontage

Easily converted back to a residential premises

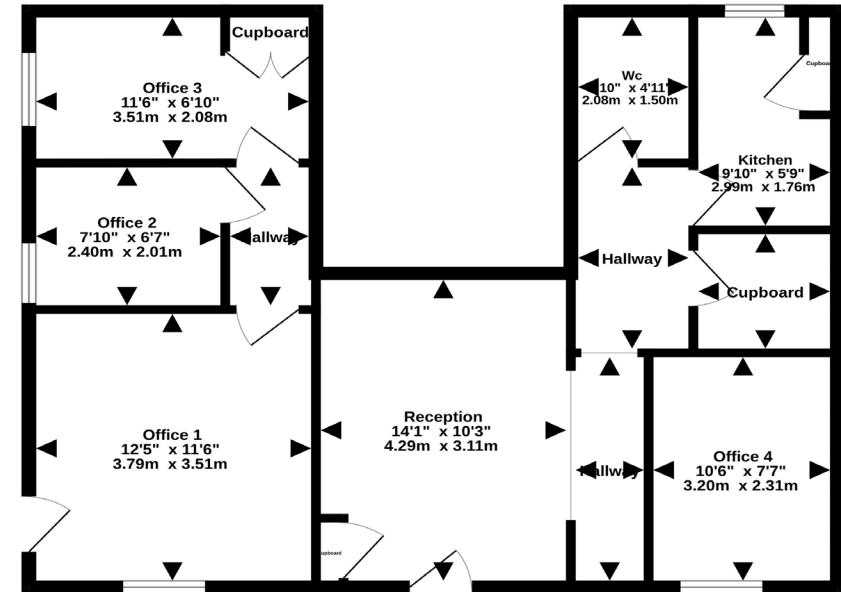
Suitable for a variety of uses

Ground floor WC

Good condition throughout

Kitchen facilities installed

Ground Floor
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Memphis ©2024





Property description

An opportunity arises to acquire a substantial ground floor commercial venture located within the town centre of Newton Stewart. The property extends to approx. 80m² and provides spacious accommodation over one level. Within in a prime trading location and walking distance to all local amenities this property would suit a variety of uses with minimal work. It is also possible to revert this property back to a residential premises to which it would make a spacious ground floor apartment within a convenient location.

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.



NOTES

It is understood that, on achieving a satisfactory price, the vendors will include the fitted floor coverings and blinds throughout. Certain other items may be available by separate negotiation.

COUNCIL TAX/RV

RV £3025

EPC RATING

G

SERVICES

Mains water, drainage and electricity. Gas is available just outside the property. Electric heating.

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.

