



GAP

galloway & ayrshire properties

The Frying Scotsman, North Main Street, Wigtown

DG8 9HL

Offers Over £120,000 are invited.

The Frying Scotsman, North Main Street

Wigtown

Wigtown is Scotland's National Book Town and is the gateway to the Machar's. Local amenities include a wide range of independent bookshops. There are plenty of places to eat out within the town. Situated seven miles south of Newton Stewart, Wigtown is well placed for exploring the Machar's peninsula. Other local attractions include 'Bladnoch Distillery' which attracts many visitors. The surrounding area is one of natural beauty and there is an abundance of outdoor leisure pursuits within easy access including walking, fishing and excellent golfing facilities. a great place for wildlife spotting and stunning views. St Medan Golf course can be found less than 14 miles from the village.

- Town centre location
- Walk in condition
- Convenient & accessible
- Popular sustainable business opportunity
- Fully equipped
- Generous built in storage
- A consistent and well received business



Nestled within the bustling town centre, this charming and refined property offers a rare opportunity to acquire a thriving takeaway business in a prime location. Boasting a convenient and accessible setting, this establishment is in walk-in condition, ready for new owners to step in and continue its success story. The takeaway features a fully equipped kitchen, ensuring a smooth transition for any aspiring restaurateur looking to capitalise on the current owner's hard work. The interior of the property is impeccably presented, with a modern and welcoming ambience that is sure to entice both loyal customers and newcomers alike. With generous built-in storage space, this property provides ample room to store supplies, equipment, and inventory efficiently, allowing for seamless operations. The layout is designed to maximise functionality and workflow, making it an ideal space for culinary creativity and efficient service.

This versatile property presents a popular sustainable business opportunity that has garnered a reputation for excellence in the local community. Its consistent and well-received offerings have solidified its presence in the area, making it a sought-after destination for those craving quality cuisine. Located in the heart of the town centre, this property benefits from high foot traffic and visibility, offering a strategic advantage for business growth and customer engagement. The prime location ensures that the takeaway remains a popular choice for residents and visitors looking for a convenient and satisfying dining experience. In summary, this well-appointed property represents an exciting prospect for those seeking a turnkey business opportunity in a sought-after location. With its prime town centre position, walk-in condition, and fully equipped setup, this establishment is ready to welcome new owners ready to capitalise on its success and take it to new heights. Don't miss out on the chance to make this popular takeaway your own.

- Town centre location
- Walk in condition
- Convenient & accessible





NOTES

Conditions of sale It is understood that, on achieving a satisfactory price, the vendors will include all fixtures and fittings throughout.

RATEABLE VALUE £1400 **EPC RATING** TBC

SERVICES

Mains electricity, water & drainage.

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.

