

Galbraith



C MORRIS NEWSAGENTS

63 VICTORIA STREET, NEWTON STEWART, DUMFRIES AND GALLOWAY

C MORRIS NEWSAGENTS, 63 VICTORIA STREET, NEWTON STEWART, DUMFRIES AND GALLOWAY

A well-equipped newsagents premises situated in the heart of Newton Stewart.

Stranraer 25 miles ■ Ayr 44 miles ■ Dumfries 48 miles

- Main Street Location
- Large Shop Space
- Store Room
- Office, WC and Kitchen
- Successful former Newsagents business
- To be sold as a trading entity



Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com

 OnTheMarket.com

SITUATION

C Morris Newsagents is situated on Victoria Street in Newton Stewart, in a prime position. The street has a number of shops, cafes and offices all which are easily accessible due to the excellent bus links in town. Newton Stewart is in close proximity to the Galloway Hills, Kirroughtree Visitor Centre and Scotland's Book Town - Wigtown - making it an attractive destination for holiday makers and locals alike.

DESCRIPTION

With shop doors opening to the main street of Newton Stewart, C Morris Newsagents is well located to take advantage of passing trade. The shop is large and bright, benefitting from LED lighting throughout and vinyl floor coverings. Modern technology has been installed including CCTV and an integrated audio system. There are a large number of sales racks and storage for all stock, making the shop well equipped for trading. To the rear of the shop there is a small office and kitchen, as well as a large store room. There is also a small staff toilet located to the front of the shop. We understand there is no fixed heating within the newsagents.

ACCOMMODATION

All on one level as shown in the floorplan: Front sales area, side sales area, staff toilet, rear sales area, office, store room and staff kitchen.

SERVICES AND RATEABLE VALUE

Property	Water	Electricity	Drainage	Heating	Rateable Value
C Morris Newsagents	Mains	Mains	Mains	N/A	£10,450

DIRECTIONS

C Morris Newsagents (63 Victoria Street) is located in Newton Stewart, opposite Boots.

POST CODE

DG8 6NL

SOLICITORS

Brodies, 110 Queen Street, Glasgow, G1 3BX

LOCAL AUTHORITY

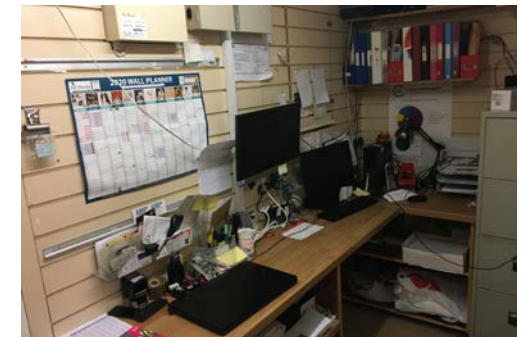
Dumfries & Galloway Council, English Street, Dumfries, DG1 2DD

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered

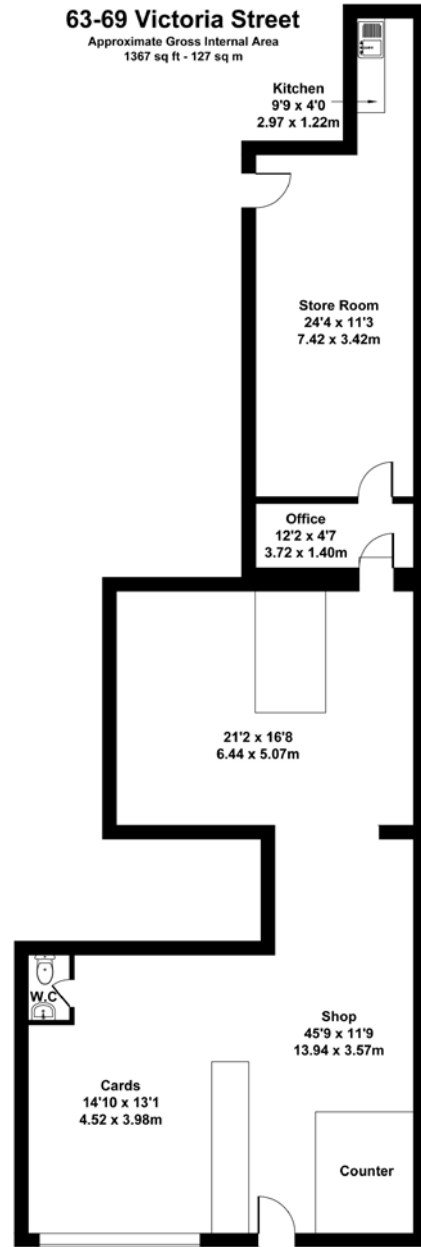


IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights

63-69 Victoria Street

Approximate Gross Internal Area
1367 sq ft - 127 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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