

Property Available in Moniaive

Watson's Grocers, 9 High Street Moniaive DG3 4HN



Description:

Thriving licensed grocers and newsagents with post office outreach service situated in prominent position on main thoroughfare with three bedroom owner's flat above.

To view a satellite picture of the postcode area around this property click [here](#)

Accommodation:

Commercial premises:- Shop. Storage and Preparation Area. Staff Cloakroom. Office. Cellar Storage. Owners accommodation comprises:- First Floor – Hall. Lounge. Kitchen. 3 Bedrooms. Bathroom.

Particulars:

COMMERCIAL PREMISES

Moniaive is a bustling village with a strong community spirit and a long history, occupying a sheltered location where three glens meet. Nestled in the heart of the Dumfriesshire countryside, the village hosts a wide variety of annual events including a Gala, Flower Show, Horse Show, Sheepdog Trials, Folk Festival and Comics Festival, and it is also home to many musicians, arts and crafts people and writers.

With a village population of just over 500, and a wide catchment area for local farms, the shop is always busy and the opening hours are 6.30am to 8.00pm Monday to Saturday and 9.00am to

5.00pm on Sundays. The shop is the heart of the village and as well as a licensed grocers, it stocks a wide variety of goods, including organic food, tobacco and hardware. The Post Office Outreach Service operates from 9.00am to 1.00pm daily except Sundays.

The commercial premises extend to approximately 230m² which includes shop premises, storage and preparation area and staff cloakroom. There is further cellar storage extending to approximately 70m² with direct access from the shop. The shop is a family run business operated by a husband and wife team with the assistance of one member of staff working 30 hours per week and five part-time staff.

OWNER'S ACCOMMODATION

Lounge - 4.87m x 4.85m

Two south facing windows. Open plan with kitchen and with feature stone wall accommodating an inset fireplace with sandstone mantel and slips and a multi-fuel stove.

Kitchen - 4.10m x 3.60m

Two south facing windows. Fitted with a range of units with solid wood worktops and Belfast sink. Space and plumbing for washing machine. Electric slot-in cooker.

Bedroom 1 - 4.04m x 3.12m

Window to north. Radiator.

Bedroom 2 - 3.15m x 3.04m

Window to north. Radiator.

Bedroom 3 - 3.66m x 2.55m

Window to south. Radiator.

Bathroom - 4.29m x 1.85m

Fitted shower cubicle with electric shower. White suite comprising bath, WC and wash hand basin.. Radiator and heated towel rail.

Garden

Small enclosed garden to rear.

Services:

Mains supplies of water and electricity. The property is connected to the mains drainage system. Oil fired central heating.

Council Tax:

The rateable value of the shop is £2,800 per annum.

The flat is in Council Tax Band B.

Viewing:

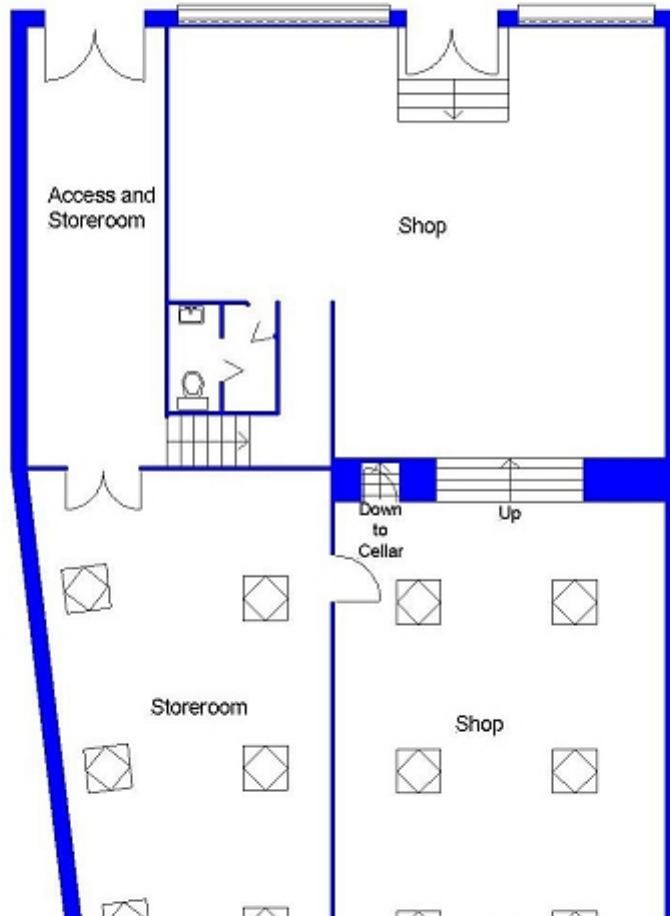
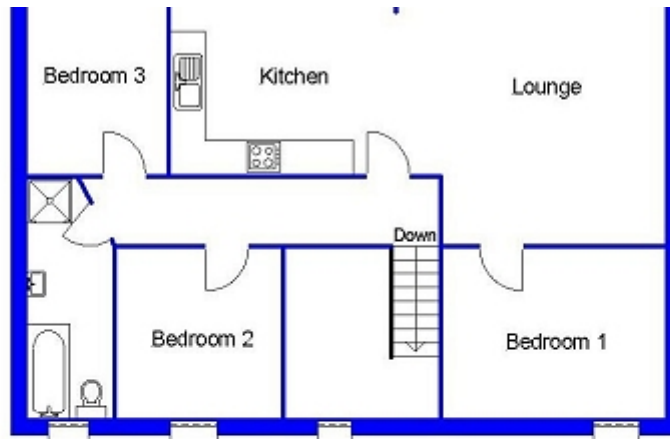
By arrangement with the Selling Agents.

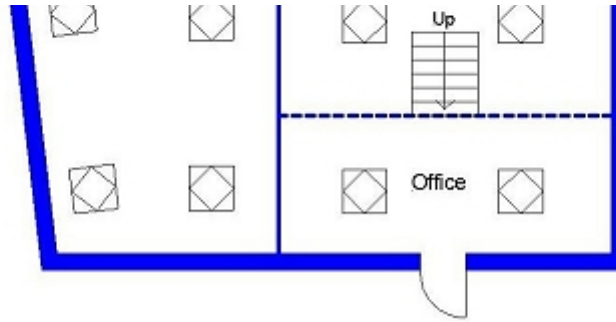
Offers:

Offers in the region of £365,000.

[Other Properties in the £365,000 range](#) (Plus or Minus 10%)







Sketch plan for illustrative purposes only

Note: Genuinely interested parties should note their interest with the Subscribers in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without setting a closing date should an acceptable offer be received.

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Property Photos

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Store



Fridge Section



Alcohol Section



Store snug



Owners Lounge



Owners Kitchen



Owners Bedroom 1



Owners Bedroom 2



Owners Bathroom

Other properties in
Moniaive

[Watson's Grocers, 9 High Street](#)

Dumfries Office

[E-mail](#)

Telephone: 01387 257300
Fax: 01387 257333

Newton Stewart Office

[E-mail](#)

Telephone: 01671 404100
Fax: 01671 404140

Stranraer Office

[E-mail](#)

Telephone: 01776 702581
Fax: 01776 702524

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