

gmt&co

# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS



**TO LET**

**10 ARTHUR STREET, NEWTON STEWART**

**OFFICE SPACE**

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Town location with nearby public parking  
Modern office accommodation over three floors  
Generous private car park to rear  
Glazed frontage  
Strong passing footfall  
Offers for Rent - £11,500 p.a.

## LOCATION

The subject is situated in a central, location in the Newton Stewart which is the main shopping and commercial destination for the surrounding rural community, with Sainsbury and Aldi supermarkets within the town which provide a significant draw for custom. The subject is located just off the main retail parade of Victoria Street with on and off street parking in close proximity.

## DESCRIPTION

The subject comprises a three storey office building that has been recently extensively refurbished, comprising:

Ground Floor: shop / reception office, kitchen, 2 wc compartments.

First Floor: 2 separate offices.

Second Floor: 3 separate offices.

Car Park: capacity for up to 4 cars.

## ACCOMMODATION

The subjects offer flexible modern office accommodation including:

Ground Floor: Shop floor/reception area, kitchen, 2 wc compartments.

First Floor: 2 separate offices.

Second Floor: 3 separate offices.

## FLOOR AREA

We calculate the net internal floor area of the subjects to be 112m<sup>2</sup>

Including:

Space	Area
Ground Floor Office/Shop floor	34m <sup>2</sup>
Ground Floor Kitchen	10m <sup>2</sup>
First Floor Offices	29m <sup>2</sup>
Ancillary Spaces	13m <sup>2</sup>



## RATING ASSESSMENT & USE

The subject benefits from use Class 1A (Shops, financial, professional and other services).

We understand the property is entered in the Valuation Roll with a Rateable Value of £5,525.

The property is therefore eligible for 100% rates relief under the Small Business Bonus Scheme.

Further information is available from [www.scotland.gov.uk](http://www.scotland.gov.uk)

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating – 33 (Band C).

## TERMS

Offers for let in the region of £11,500 per annum are invited.

## SERVICES

The property benefits from mains electricity, gas, water and drainage. Heating is provided a gas fired boiler, serving radiators.

## VAT

Not applicable.

## LEGAL COSTS

Each party to bear their own legal costs.

## DATE OF ENTRY

Immediate entry is available on conclusion of negotiations and signing of the lease.



## VIEWING AND FURTHER INFORMATION

By appointment only through the sole letting agent G M Thomson & Co

Allan McMillan/Scott Morton | Tel. 01387 254 424

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