



***53 Queen Street,
Newton Stewart,
DG8 6JR***

EPC = C

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

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- **Commercial premises extending to approximately 40m²**
- **Excellent frontage with two large display windows**
- **Good trading position, close to town's main car park**
- **Pedestrian access to rear**
- **Offers in the region of £39,000 or available for lease at £4,680 per annum**



53 QUEEN STREET, NEWTON STEWART

Commercial property with good frontage onto Queen Street, extending to approximately 40m² in a mixed-use area ideally suited to Offices, Hairdressers or a variety of retail outlets. The property has been well maintained and is situated close to the town centre, with ample parking close by.

Accommodation comprises: - Main Office. Meeting Room. Toilet.

ACCOMMODATION

Office **5.55m x 4.30m**

Glazed UPVC entrance door with glazed side panel giving access to office. Bright and airy room with two east facing display windows. Under window cupboard housing electric meter. Fitted with a good range of wall and floor units. Three double sockets.



Meeting Room **4.40m x 2.75m**

West facing window. Fitted bookshelves. Single stainless-steel sink.

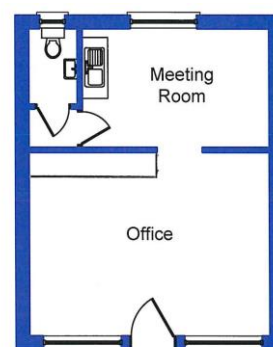


Cloakroom **2.60m x 1.00m**

Fitted with white WC and wash-hand basin.

Outbuilding

Brick built wheelie bin store.



Sketch plan for illustrative purposes only

SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. Pedestrian access to outbuilding and wheelie bins. EPC = C.

RATEABLE VALUE

This property has a rateable value of £2,800.

VIEWING

By arrangement with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £39,000 Are anticipated and should be made to the Selling Agents. The property is also available for lease at £4,680 per annum.

NOTE

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



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The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.