

'INSPIRATIONS', SHOP & MAISONETTE
19-21 VICTORIA STREET,
NEWTON STEWART DG8 6NH



19 UNDERWEAR & NIGHTWEAR @ -INSPIRATIONS- 19 19 KNITTING & SEWING @ -INSPIRATIONS- & LADIES FASHIONS 19
19 INSPIRATIONS *by Roseanne Lowther* 19



Long established thriving business and upper level maisonette in a prime location.

Offers Over: £250,000 are invited

'Inspirations', Shop & Maisonette, 19-21 Victoria Street



Key Features:

Long Established, thriving business

Centrally located on the main street

Loyal client base

Large shop with triple display frontage

Owners' accommodation above with 3 Bedrooms

Rooftop garden

Gas central heating throughout

The shop premises and accommodation have been maintained to a high standard and are in excellent condition





Property description

Inspirations Shop, with comfortable owners accommodation above, is located in Newton Stewart – known as the ‘Gateway to the Galloway Hills’. It is also a market town, with a central position in the heart of Dumfries and Galloway, so customers regularly travel from the various towns, villages and farms in South West Scotland.

Tourists are attracted to the area because of the scenery, and outdoor pursuits such as hill-walking, organised mountain biking, fishing, swimming from unspoiled beaches, etc. with facilities such as visitor centres nearby.

The Property is situated on Victoria Street, the prime trading part of the town: a few yards from a Post Office, Supermarket, Bakers, Outdoor Shop, Estate Agents, Cinema, etc. The only Pelican Crossing in the town leads people, from the other side of the street, straight into Inspirations Shop!

The Owner, who has been successfully trading for 30 years at this address, would like to present it for sale: either as a going concern, with stock at valuation, or as an empty property. Existing shop fixtures and fittings, purchased fairly recently, are designed to accommodate different business models – as trends can change over time. Currently displayed is ladies branded clothing such as tops, trousers, dresses, – as well as lingerie, outerwear, shoes and accessories. In other departments are wool, fabric, haberdashery, craft items, gifts, etc. The staff are well trained in all aspects of the business.





The Shop is on the ground floor, and has a total floor area of 152.73mts². Included in this measurement are two small toilets, a store/tea area/office, and two other small stores. The retail area, therefore works out at 128.52mts². It is open plan, but is like a small department store as goods are grouped into sections. Customers enjoy the shopping experience.

The lighting, throughout this area, has been recently upgraded to LED, reducing costs.

The central heating is gas fired from a combi boiler with room thermostat – as well as individual radiator thermostats.

The flooring is 'Karndean' which has a high quality, durable, easy-to-clean, finish – suitable for most purposes.

The front windows have 10mm laminated glass (virtually unbreakable - but safe if they do); and the doors and window frames are of solid, stained oak.

The large window blinds are useful for both sunny and rainy days. The pelmet section with writing can be easily removed or replaced with different details.

Insulation has been added to large areas of the shop that have been renovated over the years, making it more comfortable and has reduced costs.

There are two entrance doors – giving the possibility of having two separate retail outlets (each already with its own toilet and separate wiring). One, or both, could be let out.

There is an outdoor passage at the rear of the building (used for bins at the moment) with access to Mortons Entry – so that bins do not have to go through the shop.

Decoration is in good condition.



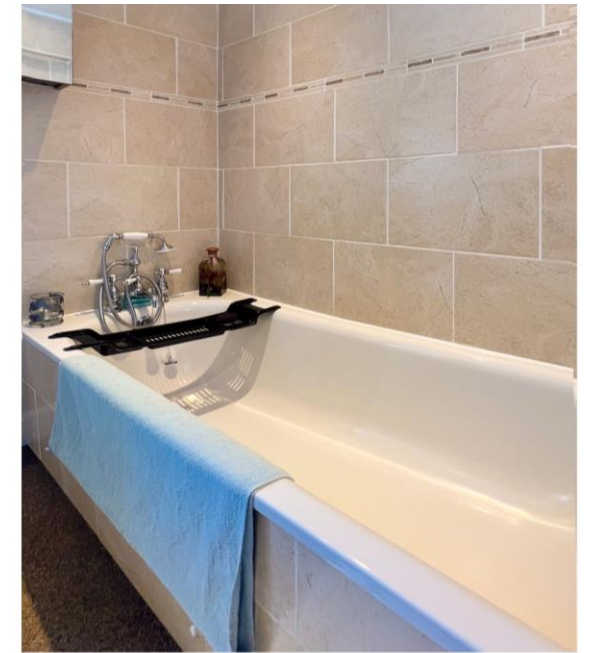
Maisonette, with a separate ground floor entrance from Victoria Street, via a partially glazed solid oak door, occupies the first and second floors of the building. It has a total floor area of 105.50mts². There is double glazing throughout the maisonette, and radiators have individual thermostats. The ground floor hallway also has access to the shop which the owner finds very useful. There is a radiator and a small cupboard. The stairwell leads to the first floor landing where there is a large window looking out over the roof garden. Four doors lead to:

The Bathroom which has a modern matching toilet, washbasin, bath, and walk in shower cubicle with Mira electric shower. A built in airing cupboard houses the combi boiler with controls for the gas central heating; and has slatted shelves above for towel storage. The walls are fully tiled, and there is a radiator and towel rail.

The Main Bedroom has a large 4 door fitted wardrobe with generous shelving and hanging areas, and attractive lighting above. Original shutters frame the window. There is a radiator.

The Utility Room, although small, has room & plumbing for a washing machine, tumble dryer, and various laundry and cleaning items – as well as tool storage in fitted cupboards and open shelving. There is a sink with storage cupboard below; and an area for hanging coats. Original shutters are on the window.

The Lounge, also with original shutters, has an attractive feature fireplace with coal-effect gas fire, as well as a large radiator in the room. There is a built in shelved alcove, with storage cupboard below housing the electric meter and consumer unit; as well as a storage area. There are views to the front of Penninghame Church steeple, a local landmark. A glazed door leads through to the kitchen extension at the back.



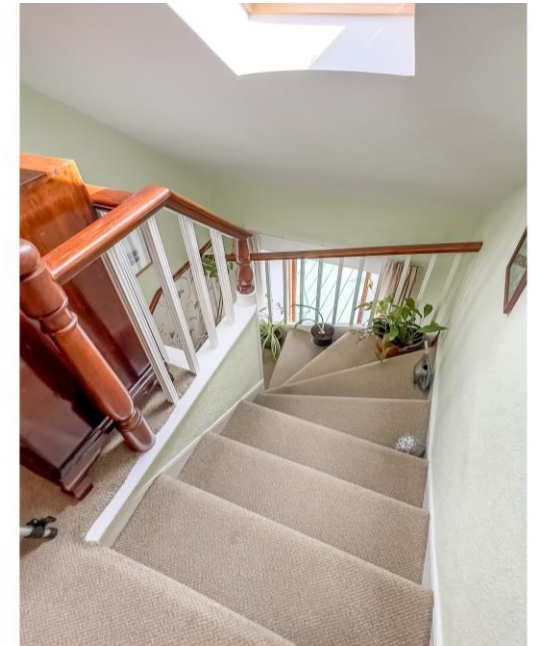
The Kitchen is fitted with wall and base units; and includes inset stainless steel sink, built in double oven, ceramic hob and dishwasher. There is space for a fridge/freezer. There is a radiator. A south facing patio door leads out onto the roof garden.

The Roof Garden has a private decked area with table and chairs for outdoor dining, and a useful washing line. There is a view of Cairnsmore from here. The outlook is over the many shrubs and annuals planted in attractive flowerpots on the roof itself. Round to the left, overlooked by the kitchen window, is the 'vegetable patch' on the roof - where the owner grows a bountiful supply of vegetables in large tubs. The total maisonette roof area is 110.47mts²

Walking back through the kitchen and lounge to the first floor landing, there is access to the second floor landing via an interesting stairwell. Here, there are two deep cupboards with hanging space for garments at the front, with storage behind.

Bedrooms 2 and 3, with large Velux windows and fitted Velux blinds, have spectacular views over the town to fields with cows grazing, forests and hills. There are radiators in both rooms.

Both the shop and maisonette have been well maintained.





NOTES

It is understood that, on achieving a satisfactory price, the vendors will include the fitted floor coverings and blinds throughout. Certain other items may be available by separate negotiation.

COUNCIL TAX/RV

Band B RV £9875

EPC RATING

RATING E SHOP AND HOUSE

In Scotland, a small business bonus on rates means that the net charge for the rates on this shop is currently Nil.

SERVICES

Mains water, drainage, gas and electricity.

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.

