



63 Victoria Street  
Newton Stewart  
Dumfries & Galloway  
DG8 6NL

20.75sqm (1,300 sq.ft)  
**GROUND-FLOOR PREMISES FOR  
COMMERCIAL/RETAIL USE**

Please contact us for  
more information:

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## Property Summary

Centrally located along Newton Stewart's main thoroughfare, this spacious ground-floor retail unit is perfectly positioned to attract customers and is now ready for a new business. The interior includes light-filled front and side sales areas, a rear sales area, an office, and a stock room with access to a rear loading area. Also, for staff use, there is a single toilet/washroom and a kitchen. The floors are of solid concrete and suspended timber construction, topped with practical vinyl, while timber and slat cladding cover some walls. The customer-facing areas also benefit from acoustic tiled ceilings, LED lighting, plentiful free-standing display cabinets, and fridges. Immediately beside the front customer entrance is a raised point-of-sale platform.

The former newsagents sit within a traditional mid-terrace, forming part of a two-storey building and, partially, its neighbour. This stone-built property was constructed in the 19th century, with a pitched slate roof and front dormer projection. The adjoining building, in which the unit forms part, is also of stone and slate construction, while the chimney heads are of stone/brick construction. The unit for sale benefits from 20th-century extensions over several levels. These later additions are of stone/brick construction, with a painted render exterior, a series of flat roofs clad in mineral felt/Ruberoid, and a pitched roof with profile metal sheets.

## Features

- Prime location in a central shopping area
- 120.75 sqm/1,300 sq. ft ground-floor premises for commercial/retail use
- Three sales areas, two with a sunny position
- Office and adjoining stock room with loading access
- Staff toilet and kitchen
- Loading area to the rear





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property



“Prime location in a central shopping area, three sales areas and two with a sunny position”











The traditional sales frontage boasts a painted render finish and extensive display glazing, with the previous full-width signage already removed. To the rear, timber sash-and-case windows are single-glazed with some lined over internally. Rainwater goods are a mix of lead-lined parapet gutters, cast iron, and PVC. The property is assumed to be connected to the mains water, electricity, and sewer. The hot water system is not fixed but provided by instantaneous electric hot water geysers.

NB: This property is being sold in its present condition. No warranty shall be given to any purchaser concerning the existence or condition of services, heating, or other system within the property. It is assumed the title deeds contain no onerous or restrictive conditions and that the existing use complies fully with current planning law.

**Rateable Value: £10,400**



## Newton Stewart

Newton Stewart is a busy Galloway market town, set on the banks of the River Cree, in a genuinely rural area and regarded by many as the gateway to the Galloway hills. There is a museum, leisure centre, post office, banks, cinema and a wide range of shops, offices, businesses, hotels and restaurants. The area has a wide range of sports and outdoor activities, with opportunities to take shooting in the area, fishing on the nearby rivers, golf, and an extensive range of walks and cycle paths.

The property is positioned on the eastern side of Victoria Street, between its junctions with Riverside Road and Morton's Entry, within the heart of the town's prime retailing area. Victoria Street forms part of the main traffic thoroughfare through Newton Stewart. Nearby commercial properties include two convenience stores, a pharmacy, a cinema, public houses and licensed hotel premises, hot food takeaways, professional offices and a variety of retail units. In addition, both Sainsbury's and Aldi supermarkets are located on the southern edge of the town centre. Surrounding residential properties largely comprise traditional flats and maisonettes, set above commercial premises. On-street parking is available in the immediate vicinity, with a long-stay public car park also located nearby.

# Floorplan



## Price & Viewings

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[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

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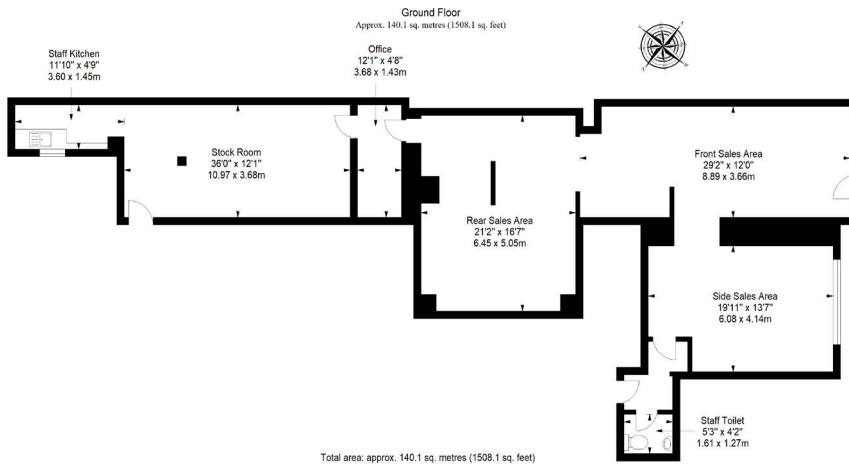
### Glasgow

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