



22 Queen Street

Newton Stewart, DG8 6JL

Mid Terraced commercial property located in a central location in Newton Stewart which has most recently operated as a laundrette.



WILLIAMSON
& HENRY
Solicitors & Estate Agents

www.williamsonandhenry.co.uk

Ground Floor:
Front Room
Middle Room
Back Room
WC and Side Corridor.

Substantial mid terraced commercial premises currently operating as a launderette. 22 Queen Street is located at the top of Newton Stewart and offers well-proportioned front room with two further large rooms to the rear of the property.

This property would suit a variety of uses and although operating currently as a launderette the current owners are only selling the commercial premises.

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. The area has a wide range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers, golf, and with an extensive range of walks and cycle paths

ACCOMMODATION

FRONT ROOM 7.51m x 4.57m (24'8" x 15')

Mainly carpet with some vinyl flooring. Florescent strip light. 2 uPVC double glazed windows to front. Wooden door leading on to Queen Street. Electric fuse box. Electric panel heater. Loft access.

MIDDLE ROOM 4.16m x 3.7m (13'8" x 12'2")

Carpet. Florescent strip wall light. Built in wall shelves. Doorway leading to side corridor with W.C and utility and rear room area. Ceiling light.

W.C./UTILITY AREA 2.28m x 1.09m (7'6" x 3'7")

Vinyl floor. Ceiling light. White W.C. and wash hand basin. Electric wall heater. Obscure glazed window.

REAR ROOM 4.95m x 4.49m (16'3" x 14'9")

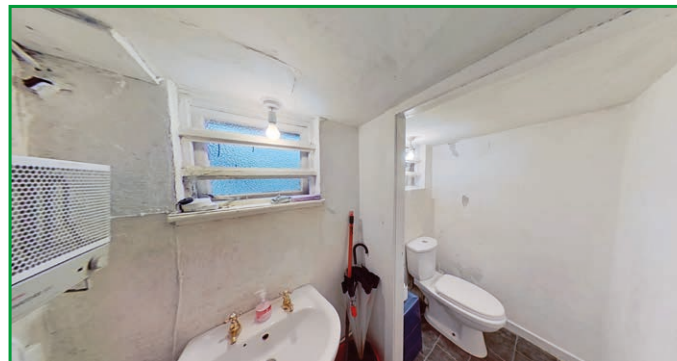
Boiler. Florescent strip light. 3 water tanks (these are no longer used) Concrete floor.

BURDENS

The rateable value for the property is £3725 but is currently subject to small business rates relief.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a band G.



SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/SM/HANDA01-03



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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

GENERAL OFFICE: 13 St. Mary Street, Kirkcudbright, DG6 4AA Tel: (01557) 330692

NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

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Registered Office: 13 St Mary Street, Kirkcudbright, DG6 4AA

Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

