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G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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FORMER SMOKEHOUSE PREMISES, CREESIDE INDUSTRIAL ESTATE, NEWTON STEWART, DG8 6JY



Detached single storey factory unit located in a self contained area, off Wigtown Road, Newton Stewart.

Previously used as a Smokehouse the unit has a number of lined preparation areas, chill area and freezers which could be used for food preparation.

Offers in the region of £150,000



Regulated by RICS

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DIRECTIONS

Approaching Newton Stewart on the A75, turn into Newton Stewart at the Industrial Estate on the left directly across from Wigtown Road Service Station. The property is located on the right hand side at the bottom of the hill.

DESCRIPTION

The property is located in a self-contained site and comprises of a single storey factory unit. It was previously used as a factory for the preparation of smoked salmon products. The kiln has since been removed however the chill and freezer areas remain. The entire property is located within an enclosed site. Within the preparation areas wall and ceilings are lined and the property would be suited to food preparation with the benefit of the chills and freezers.

CONSTRUCTION

Central portal frame construction with mono pitched additions. Brick/block external construction with rendering. It has a corrugated roof and a solid concrete floor throughout.

SERVICES

Mains water, drainage and mains electricity are all available.

ACCOMMODATION

The total net internal floor area of 454.96m². This is divided into various Reception areas, Preparation areas, Store areas and Offices



RATEABLE VALUE

The property is included within the year 2005 valuation roll as a factory with a Rateable Value of £6800.

ASKING PRICE

Offers are expected in the region of £150,000 and should be submitted in Scottish legal form to the sole selling agents.

VIEWING

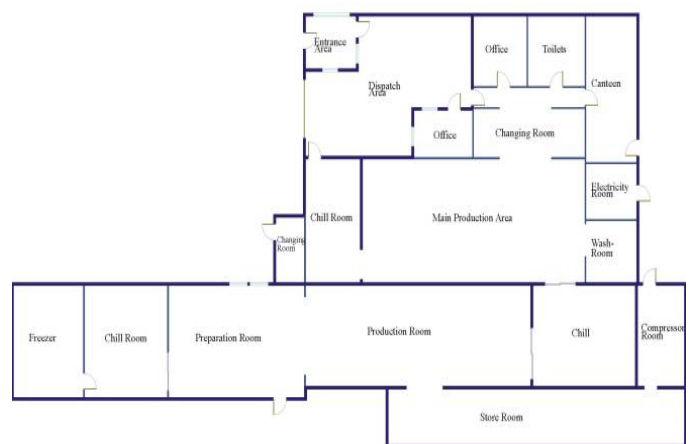
Viewing is strictly by appointment only and all arrangements to view must be made with the selling agents.

CLOSING DATE

A Closing Date for offers will be set, prospective purchasers are advised to register their interest in writing preferably through their solicitor to the joint selling agents G M Thomson & Co and A B & A Matthews, 38/40 Albert Street, Newton Stewart, DG8 6EF.

PARTICULARS

These particulars were prepared on the 2nd July 2009 and have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the sale nor in any event give grounds for action at Law. Where dimensions are shown, these are approximate only.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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