

gmt&co

# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

10 VICTORIA STREET, NEWTON STEWART, DG8 6BT  
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[www.gmthomson.co.uk](http://www.gmthomson.co.uk)

## FIRST & SECOND FLOOR CREE HOUSE VICTORIA STREET NEWTON STEWART



The property comprises a semi detached 3 storey building located within the centre of Newton Stewart. It benefits from a prominent location .

### Rental –By negotiation on a F.R.I. Lease



Regulated by RICS

OTHER OFFICES AT DUMFRIES AND CASTLE DOUGLAS



**LOCATION:-** The subjects occupy a prominent trading position within the centre of Newton Stewart close to all local traders.

**ACCOMMODATION:-** The accommodation available for let is available over 2 floors and can be subdivided / let as required depending on your requirements.

**First Floor:-**

Landing 11.0 m<sup>2</sup>  
 WC Apt 4.40 m<sup>2</sup>  
 Office (left) 32.00 m<sup>2</sup>  
 Kitchen 7.50 m<sup>2</sup>  
 Boardroom 22.30 m<sup>2</sup>  
 Office (right) 15.90 m<sup>2</sup>

**Second Floor:-**

Landing & Hall 6.80 m<sup>2</sup>  
 WC Apt 3.90 m<sup>2</sup>  
 Office 3 12.30 m<sup>2</sup>  
 Office 4 16.00 m<sup>2</sup>  
 Office 6 6.70 m<sup>2</sup>  
 Office 7 14.60 m<sup>2</sup>  
 Office 8 13.10 m<sup>2</sup>

**RENT:-** By negotiation on a F.R.I Lease.

#### LEASE

**DETAILS:-** The subjects are being offered on the basis of a new long term full repairing and insuring lease incorporating rent reviews. As the accommodation is available as a whole or in the lots the rental will be by negotiation subject to the accommodation required

**RATES:-** We are advised by the Scottish Assessors Department that the premises have a rateable value of £6250

#### LEGAL

**COSTS:-** Each party will bear their own legal costs uncured in the transaction with the ingoing

tenant being responsible for any stamp duty registration dues and VAT incurred thereon.

**POST CODE:-** DG8 6BT

**ENTRY:-** By negotiation

**VIEWING:-** Viewing is strictly by appointment with the Letting Agents, G.M. Thomson & Co., 10 Victoria Street, Newton Stewart. Tel: 01671 402887.

These particulars have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the let nor in any event give grounds for action at law. Where dimensions are shown these are approximate only.

"MESSRS G.M. THOMSON & CO. for themselves and for lessors of this property give notice that:

1. The particulars are set out as a general outline for the guidance of intended lessees, and do not constitute nor constitute part of an offer or contract.

2. All descriptions, dimensions, reference to condition, necessary permissions for use and occupation, and other details, are given without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of MESSRS. G.M. THOMSON & CO. has any authority to make or give any representations or warranty whatever in relation to this property."

MESSRS. G.M. THOMSON & CO. for themselves and for vendors of this property give notice that:

1. The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, areas, photographs and reference to condition, necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Where dimensions are shown these are approximate only.
3. No person in the employment of Messrs. G.M. Thomson & Co. has any authority to make or give any representations or warranty whatever in relation to these properties.
4. Included systems and appliances are un-tested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.
5. Neither these particulars nor any communications by Messrs. G.M. Thomson and Co on behalf of the sellers relative to the sale of this property or any part thereof shall be binding upon the Sellers (whether acted on or otherwise) unless the same is incorporated within a written document signed by the Sellers or on their behalf and are tested in conformity with Section 3 of the Requirements of Writing (Scotland) Act 1995 or granted in pursuance of any such document.