



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS



TO LET

83 VICTORIA STREET, NEWTON STEWART

OFFICE SPACE

Town Centre location with nearby public parking
Flexible shop / office accommodation
Strong passing footfall
Offers for Rent - £6,000 p.a.

LOCATION

The subject is situated in a central location in Newton Stewart which is the main shopping and commercial destination for the surrounding rural community, with Sainsbury and Aldi supermarkets within the town providing a significant draw for custom.

The subject is located to the northern end of Victoria Street, the main retail parade, with considerable on-street parking in close proximity.

DESCRIPTION

The subject comprises a newly refurbished single-story office space on the ground floor of a newly refurbished former bank.

ACCOMMODATION

The subject offers flexible modern office accommodation including:

Main office floor, 2 separate private offices/breakout rooms, kitchenette/staff room, 2 separate wc compartments.

There is also basement storage space below.

FLOOR AREA

We calculate the net internal floor area of the subjects to be 111m² (excluding the basement storage).

Space	Area
Offices	69m ² (743sq.ft)

Kitchen	14m ² (150sq.ft)
Ancillary space (corridors, toilets, store rooms etc)	28m ² (300sq.ft)



RATING ASSESSMENT & USE

The subject benefits from use Class 1A (Shops, financial, professional and other services).

We understand the property is entered in the Valuation Roll with a Rateable Value of £6,400.

The property is therefore eligible for 100% rates relief under the Small Business Bonus Scheme.

Further information is available from www.scotland.gov.uk

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating – 45 (Band C).

TERMS

Offers for let in the region of £6,000 per annum are invited.

SERVICES

The property benefits from mains electricity, water and drainage. Heating is provided by electric wall mounted heaters.

VAT

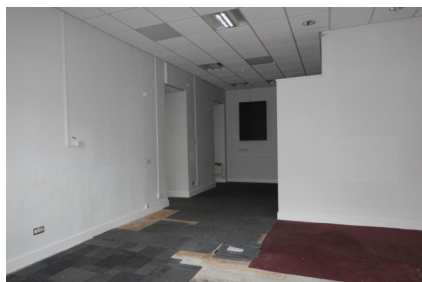
Not applicable.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF ENTRY

Immediate entry is available on conclusion of negotiations and signing of the lease.



VIEWING AND FURTHER INFORMATION

By appointment only through the sole letting agent G M Thomson & Co.

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