

gmt&co

G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS



TO LET

10 ARTHUR STREET, NEWTON STEWART

OFFICE SPACE

Town location with nearby public parking
Modern office accommodation over three floors
Generous private car park to rear
Glazed frontage
Strong passing footfall
Offers for Rent - £11,500 p.a.

LOCATION

The subject is situated in a central, location in the Newton Stewart which is the main shopping and commercial destination for the surrounding rural community, with Sainsbury and Aldi supermarkets within the town which provide a significant draw for custom. The subject is located just off the main retail parade of Victoria Street with on and off-street parking in close proximity.

DESCRIPTION

The subject comprises a three-storey office building that has been recently extensively refurbished, comprising:

Ground Floor: shop / reception office, kitchen, 2 wc compartments.

First Floor: 2 separate offices.

Second Floor: 3 separate offices.

Car Park: capacity for up to 4 cars.

ACCOMMODATION

The subjects offer flexible modern office accommodation including:

Ground Floor: Shop floor/reception area, kitchen, 2 wc compartments.

First Floor: 2 separate offices.

Second Floor: 3 separate offices.

FLOOR AREA

We calculate the net internal floor area of the subjects to be 112m2

Including:

Space	Area
Ground Floor Office/Shop floor	34m2
Ground Floor Kitchen	10m2
First Floor Offices	29m2
Ancillary Spaces	13m2



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 £5,525.

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 – 33 (Band C).

TERMS

Offers for let in the region of £11,500 per annum are invited.

SERVICES

The property benefits from mains electricity, gas, water and drainage. Heating is provided a gas fired boiler, serving radiators.

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

Allan McMillan Tel. 01387 254 424

Allan.mcmillan@gmthomson.co.uk