gmt&co

G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

TO LET

10 VICTORIA STREET
NEWTON STEWART

FLEXIBLE COMMERCIAL SPACE

PREVIOUSLY USED AS AN OFFICE
CENTRAL LOCATION WITH STRONG PASSING FOOTFALL
FLEXIBLE SPACE WITH POTENTIAL FOR WIDE RANGING USES
OFFERS FOR LET AT £375 PCM

LOCATION
The subject is situated in a central, location in the town centre of Newton Stewart, occupying a prominent corner position with strong passing footfall and vehicular traffic.

Neighbouring properties vary in terms of use, including shops, offices and more.

DESCRIPTION
The subject comprises a ground floor terraced property providing modern commercial accommodation. The property is versatile with the accommodation lending itself easily to a variety of different uses including office accommodation, retail or a hairdressing/beauty salon. The open plan office is accessed via the entrance hallway/shared entrance and features a large window facing the high street. The office is carpeted and features strip lighting, a neutral wall colour and has multiple sockets. The office also includes a toilet and kitchen area at the rear.

FLOOR AREA
We calculate the net internal floor area of the subject to be circa 23.77m2 (255.85 sq.ft.)

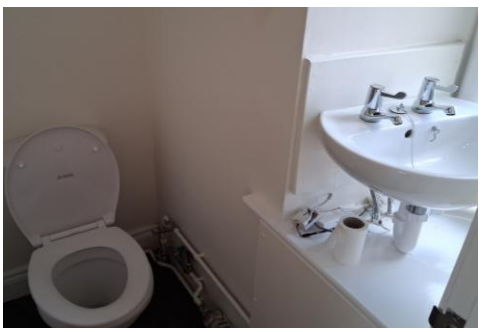
ENERGY PERFORMANCE CERTIFICATE
Energy Performance Certificate is in the process of being completed.

SERVICES
The property benefits from mains electricity, water and drainage.
Lighting is generally modern LEDs.

VAT
VAT is charged on the rent.

LEGAL COSTS
Each party to bear their own legal costs.

VIEWING AND FURTHER INFORMATION
By appointment only through the sole letting agent G M Thomson & Co.
Allan McMillan| Tel. 01387 254 424



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