

TO LET

40 Victoria Street
NEWTON STEWART
DG8 6NH

April 2018



- **Ground floor prominent former bank branch / retail unit available**
- **Located on main retail thoroughfare in popular market town**
- **Not registered for VAT**
- **3 Car parking spaces**
- **Competitive rental**

Location

Newton Stewart is a market town located in Dumfries & Galloway approximately 25 miles east of Stranraer. It is situated close to the River Cree and Galloway Forest Park, a favoured destination for hill walkers and mountain bikers.

Description

The subjects comprise the ground floor of a traditional Category B Listed three storey red brick building with later extension to the rear. The property occupies a prominent position set back from the main high street and includes a car park providing approximately 3 parking spaces.

Nearby retailers include: Yorkshire Building Society, Costcutter, Creeside Electrical and Wright's Home Hardware.

Accommodation

The ground floor accommodation is to let and comprises former main banking hall, 2 interview rooms, strong room, male and female toilets and a store and staff room. There is electric heating throughout.

Planning

The property has been operating as a bank, therefore we understand has Class 2 Planning Use, providing permitted change to Class 1 (Shops).

We recommend that interested parties contact the relevant planning authority with any enquiries regarding this.

Tenure

The premises are available on an assignment or sub-lease of the existing lease expiring 23/06/2026.

Floor Area

The Net Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

	Sq. m	Sq. Ft.
Main Banking Hall	69.32	746
Interview Room 1	12.08	129
Interview Room 2	15.79	170
Strong Room	13.58	146
Office	16.36	176
Kitchen	9.9	107
Store	8.05	87
<u>Total</u>	<u>145</u>	<u>1,562</u>

Rent

The quoting rent is £8,000 per annum.

Rates

The property has a rateable value of £10,375 as listed on the Scottish Assessor's Website.

Interested parties should conduct their own investigations into rates and rates liabilities.

Legal Costs

Each party is to be responsible for their own legal costs incurred during the transaction.

EPC

A full Energy Performance Certificate is available upon request.

VAT

We understand that the property is not elected for VAT therefore no VAT will be applicable.

For further information please contact:

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