



34 St. Mary Street

Kirkcudbright, DG6 4DN

Ground floor commercial premises with prominent shop front on St Mary Street, Kirkcudbright. Good size shop floor with storage and W.C. facility.



Accommodation

Main Shop Front

Back Room

W.C.

Back Hall



**WILLIAMSON
& HENRY**
Solicitors & Estate Agents

www.williamsonandhenry.co.uk

Attractive commercial opportunity on St. Mary Street, Kirkcudbright. Number 34 is situated on one of Kirkcudbright's busiest main streets and has approximately 52 sq.m useable floor space. It was previously ran by the owners as a successful gift shop and later tenanted, continuing as an established gift shop and florist.

Kirkcudbright itself is an attractive harbour town popular with residents and tourists alike. Kirkcudbright situated on the banks of the River Dee. The town itself is of historic and architectural interest with its ancient High Street, Tolbooth Arts Centre, Stewartry Museum and numerous galleries. Long frequented by artists, Kirkcudbright was home to the renowned artist, EA Hornel, one of the "Glasgow Boys". This tradition is maintained today by a flourishing colony of painters and craft workers which has led to Kirkcudbright being named the "Artists' Town".

MAIN SHOP FRONT

7.75m x 4.90m (16'07" x 15'04")

(at longest and widest – not into bay window)

Spacious front shop commercial area with two large shop windows to street. Fitted carpet. Ceiling lights.

BACK ROOM

6.68m x 2.69m (21'10" x 8'09")

Currently used as a preparation and store area but could form part of the commercial unit as desired. Fitted carpet. Floor to ceiling shelving with work top laid on. Ceiling mounted strip lights. Sink. Skylight above. Telephone point. Worcester boiler.

W.C.

1.34m x 0.99m (4'04" x 3'02")

White W.C. Double glazed window to rear. Floor tiling. Wall mounted shelving. Light fitment.

BACK HALL

1.43m x 1.37m (4'08" x 4'05")

Double glazed window to rear. Fitted sink. Fitted shelving. Tiled floor covering.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is E.

RATEABLE VALUE

The rateable value for the property is £4,600. The property has previously benefited from 100% Small Business Relief and this is likely to be re-warded subject to the owner/tenant renewing the application.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

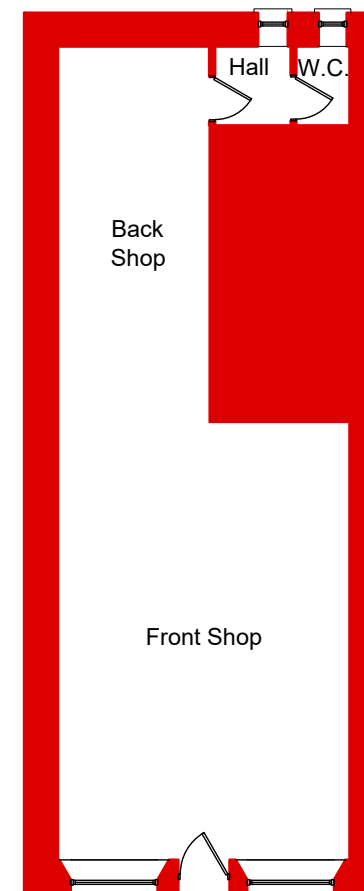
GENERAL ENQUIRIES, VIEWING & OFFERS

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332057.

Ref: HMS/MMCM/FINLS01-03



Sketch plan for illustrative purposes only
Approximate floor area 62m²



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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

GENERAL OFFICE: 13 St. Mary Street, Kirkcudbright, DG6 4AA Tel: (01557) 330692

GATEHOUSE OFFICE: (Tuesdays only), 32 High Street, Gatehouse DG7 2HP Tel: (01557) 814293

NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

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Registered Office: 13 St Mary Street, Kirkcudbright, DG6 4AA

Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

