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WILLIAMSON  
& HENRY  
Solicitors & Estate Agents

# MASTERPIECE

24 Castle Street, Kirkcudbright, DG6 4JD

Well established popular take away business located in the centre of the artist's town of Kirkcudbright.

[www.williamsonandhenry.co.uk](http://www.williamsonandhenry.co.uk)

## Ground Floor:

Front Shop

Rear Kitchen Area

W.C.

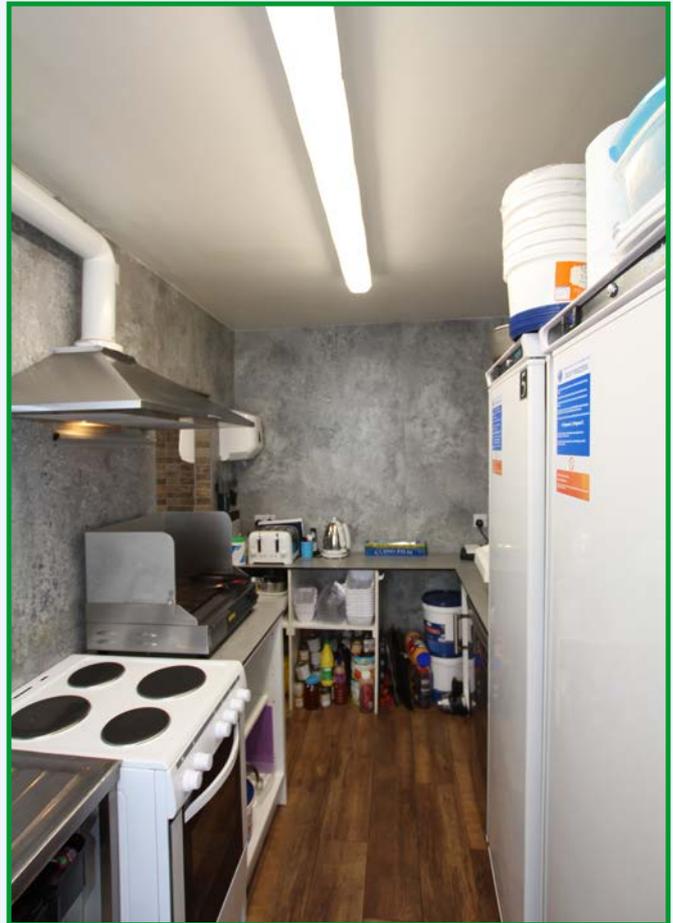
Masterpiece is located on the corner of Castle Street and Union Street: a short walk away from all local amenities and attractions including Broughton House and Maclellans Castle. It is closer to Kirkcudbright Academy than any other premises providing food, and therefore enjoys good lunchtime trade from the school pupils. It is also well placed to serve all other customers.

The business has been owned by the current proprietors for around 15 years. It was leased for a number of years, and the owners have been running the business themselves since 2019.

Financial information will be made available at the owner's discretion to serious enquirers and should be requested from our office.

Kirkcudbright is an attractive harbour town 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".





Kirkcudbright enjoys a wide variety of mainly family owned shops, pubs, hotels and restaurants, whilst offering a wide range of facilities, including its own golf course, marina, swimming pool and an active summer festivities programme, including its own Jazz Festival and Tattoo.

This is an opportunity to acquire retail premises with a successful business, as a going concern, together with the equipment needed. The sellers have provided us with an inventory of the equipment which is included in the sale of the business.

Front Shop:

- Large Upright Fridge
- Large Upright Freezer
- Large Upright Drinks Cabinet
- 2 ½ Metre Serve Over Counter
- Double Panini Machine
- Pie Warmer
- Double Handed Coffee Machine
- Coffee Grinder
- 2 x Soup Kettles
- Till
- Extraction Fan

Back Shop:

- Under Counter Fridge
- Large Upright Fridge
- Large Upright Freezer
- 1 Soup Kettle
- Microwave
- Cooker
- Griddle
- Extraction Fan
- Double Stainless Sink

## ACCOMMODATION

### FRONT SHOP

**Public area** 4.37m x 2.35m (14'3" x 7'7")

Large double glazed window to front on to Castle Street with window seat and lights above. Tiled walls from floor to ceiling. Large double glazed window to the side looking on to Union Street with lights above. Wooden cupboard housing fuse box. Large counter with shelving behind. Wood effect laminate floor. Further counter and large display fridge cabinet.

**Staff area** 4.34m x 1.37m (14'2" x 4'5")

Built in kitchen cupboards with work surface and 2 stainless steel sinks. Built-in cupboards and shelving.

Doorway leading to:-

**REAR KITCHEN AREA** 3.58m x 2.04m (11'7" x 6'7")

LED strip lights. Heat sensor. Smoke alarm. Stainless steel extractor fan. Large double glazed window looking out to union street Union Street with extractor fan. Built-in shelving and cupboards.

Doorway leading to:-

### W.C.

White W.C. Shelves.

### BURDENS

The rateable value for this property is £955.50. The premises currently qualify for 100% small business rates relief.

### ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band G



### 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

We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: [property@williamsonandhenry.co.uk](mailto: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 332 057.

Ref: SAK/SM/TWEEK01-02

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

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

Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. SO303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

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.

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