FOR SALE

EVENTS HALL, TEAROOM & SHOP

Arranged over ground & attic floors

Redeveloped circa 2014

Set within historic coastal village

Large plot (0.58 Ac) with private parking & open outlook over harbour

Scope for alternative use or possible conversion (STC)

360° VIDEO TOUR

/// WHAT 3 WORDS



ST NINIAN'S HALL, ISLE OF WHITHORN,
NEWTON STEWART, DG8 8LH

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Location

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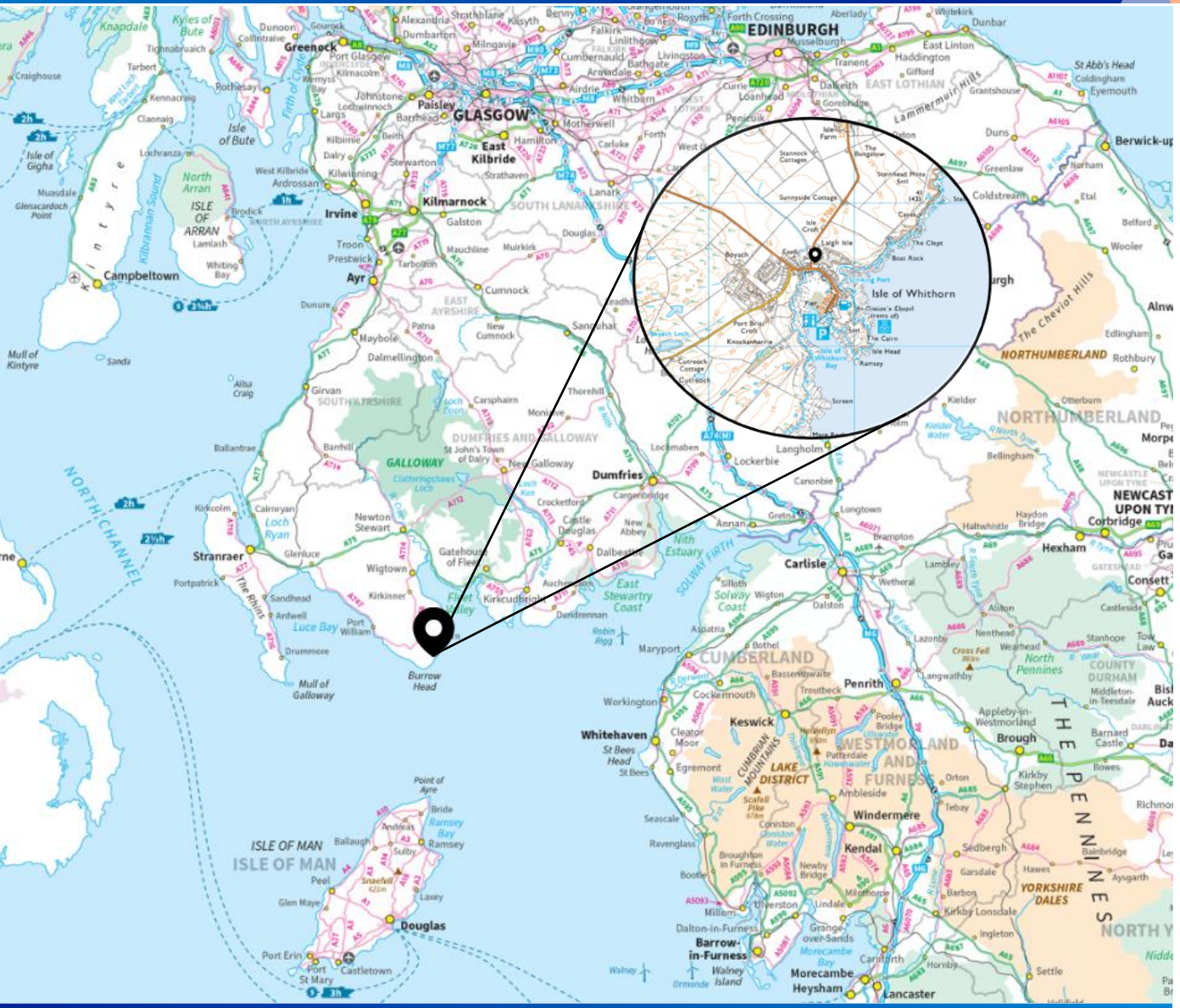

The subjects occupy a central position within the village and benefit from an open outlook across the harbour.

The Isle of Whithorn is a coastal village in the Dumfries & Galloway region of southwest Scotland and lies at the southernmost edge of the Machars Peninsula.

The village also falls on the Southwest Coastal 300, promoted as a scenic tourist route, together with an established hiking trail and cycling route.

The property is set on the eastern side of the B7063 at its junction with Main Street (B7004), off which is an adjoining public car park.

Main amenities can be found in the nearby towns of Whithorn (3 miles), Wigtown (14 miles) and Newton Stewart (21 miles).

The village is also connected to the wider area by a local bus service.

The tidal harbour remains in commercial use and accommodates local sailing and rowing clubs together with private leisure craft.



Versatile building occupying large elevated plot with sea view

FIND ON GOOGLE MAPS

Description





The property forms a detached single storey & attic floor events hall, tearoom and shop that was redeveloped circa 2014.

We estimate the original section of the property was constructed during the early part of the 20th century, with roughcast brick walls surmounted by a metal trussed roof clad with concrete tiles.

The 2014 extension is of steel frame construction with timber frame in-fills and a facing stone / roughcast concrete block outer leaf. The pitched roof is clad with slate, and the flat roof section is clad with fiberglass.

Good levels of natural daylighting are provided by double-glazed aluminium casement feature windows and patio doors, together with double-glazed uPVC casement windows and skylights.

The building lies within the northeast corner of a generously proportioned plot (circa 0.235 Ha / 0.58 Ac) and includes tarmac surfaced parking, a raised patio, and an expansive lawn.

The internal accommodation extends in the main to an events hall & stage, supper room / green room, tearoom and shop, with sufficient provision of ancillary office, storage and welfare facilities.

The full accommodation is exhibited within the enclosed floor plans.

There are disabled parking spaces, external ramps and accessible toilets.

The commercial kitchen is of ample size and includes a stainless-steel extraction hood.

The principal customer toilets are finished to a good standard and include a baby changing facility.

Floor Plan

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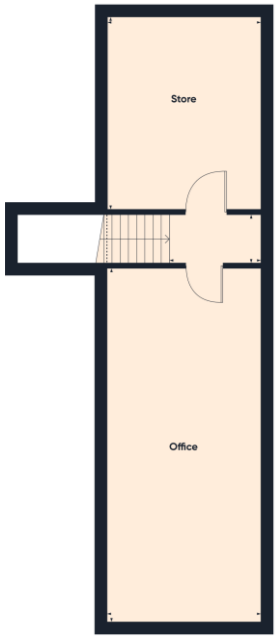

FLOOR AREAS	m²	ft²
Ground Floor	556.63	5,992
Attic Floor	58.97	635
TOTAL	**615.60**	**6,627**

The above floor areas have been calculated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Gallery









Site Plan

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The Detail

Planning

The property was last used as a community hall, tearoom and shop. Accordingly, we have assumed that the subjects will benefit from an unrestricted Class 10 (Non-residential Institutions), Class 3 (Food and drink) and Class 1A (shops and financial, professional and other services) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property is however well suited to alternative commercial use or potential residential conversion, subject to Local Authority consents.

In addition, there is scope for sub-division into two separate units, also subject to Local Authority consents.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

Services

The property is understood and assumed to connect to mains water, electricity and drainage.

We understand the electric supply is backed up by a generator. Bottled LPG serves the commercial kitchen.

Space heating is provided by a combination of air-source heat pumps to an underfloor system and a series of wall mounted electric panel radiators. A solid fuel stove has been installed within the tearoom.

Rateable Value

RV: £23,100

Price

Purchase offers over **£240,000** are invited for our clients' heritable interest.

Value Added Tax

All prices, rents and premiums, where quoted, are stated exclusive of VAT.

Prospective purchasers are advised to satisfy themselves independently as to the incidence of Value Added Tax.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

The purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Energy Performance Certificate (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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