

lot 2

40/42 Victoria Street  
Newton Stewart, Dumfrieshire DG8 6BZ

Rent  
**£14,015**  
per annum  
exclusive

Heritable Bank and Office Investment

- Part let to National Westminster Bank plc until 2026 (no breaks)
- Prominent position in Newton Stewart's principal retailing thoroughfare
- Adjacent to Boots the Chemist and close to Co-operative Food and Clydesdale Bank
- Large car park at rear
- Picturesque market town



**Location**

Miles: 25 miles east of Stranraer  
48 miles west of Dumfries  
Roads: A75  
Rail: Stranraer  
Air: Prestwick International Airport

**Situation**

Newton Stewart is a busy market town in the Dumfries & Galloway Region of south-west Scotland. The property is prominently situated on the western side of Victoria Street, the main retailing street in Newton Stewart. Nearby occupiers include Boots the Chemist, Clydesdale Bank and Co-operative Food.

**Description**

The property comprises a traditional detached bank building arranged over ground floor, first and second floors.

The ground floor is self-contained and comprises a banking hall and ancillary accommodation. The first and second floor are separately accessed from the front of the property and are fitted out as offices. The building is B listed.

**Tenure**

Heritable (Scottish Equivalent of English Freehold).

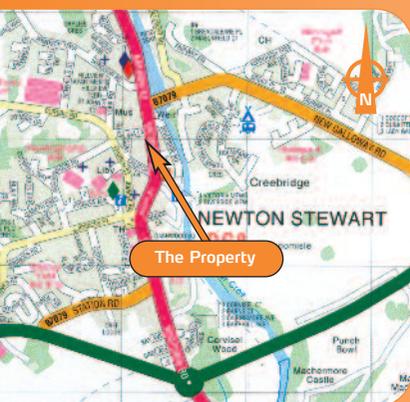
**VAT**

VAT is not applicable to this lot.

**Six Week Completion**

**Viewings**

There will be a single **block viewing** for this property. All interested parties must register their details with the Auctioneers prior to the viewing date and provide identification on site. Please contact Mhairi Jarvis. Email: mhairi.jarvis@acuitus.co.uk



**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall	146.69 sq m (1,579 sq ft)	<b>NATIONAL WESTMINSTER BANK PLC (1)</b>	Approx 21 years from 09/06/2005 until 24/06/2026 (2)	£8,000	24/06/2020 24/06/2025
First	Office	111.85 sq m (1,204 sq ft)	<b>FIRM OF GM THOMSON SURVEYORS (3)</b>	5 years from 28/11/2013 to 27/11/2018	£6,015	
Second	Office	102.84 sq m (1,107 sq ft)	<b>VACANT POSSESSION</b>			
<b>Totals</b>		<b>361.38 sq m (3,890 sq ft)</b>			<b>£14,015</b>	

- (1) National Westminster Bank plc is a wholly owned subsidiary of Royal Bank of Scotland plc who have a market capitalisation of £43 billion and are 81% owned by HM Government (Source: www.natwest.com and www.rbs.com). We understand the bank have been in occupation of the property for over 20 years.
- (2) National Westminster Bank plc have an option to extend their lease by 20 years at the expiry date on giving the landlord 6 months' notice.
- (3) Trading as GM Thomson and Co, who we understand have been in occupation of the property for over 30 years. GM Thomson and Co are a leading independent property consultant established in 1953 with offices in Dumfries, Castle Douglas and Newton Stewart. (www.gmthomson.co.uk)

**For further details please contact:**

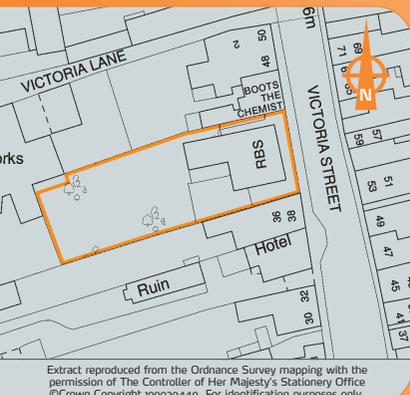
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**Buyer's Legal Report Service**

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)20 7320 3968.  
Email: greg.rigby@dentons.com  
See: **www.acuitus.co.uk** for further details

**Seller's Solicitors:**

**Peterkins Robertson and Paul Solicitors**  
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