

FOR SALE

Restaurant & Maisonette

'The Clansman', 11-13 The Square, Port William, DG8 9SE



- **Three Storey Traditional Property**
- **Coastal Village Location**
- **Established Restaurant**
- **Modernised Kitchen & Bar**
- **Enclosed Beer Garden**
- **Upper Floor Maisonette**
- **Potential Letting Rooms**
- **Detached Garage**
- **Qualifies for 100% Rates Relief**
- **Scope for Residential Conversion**

VIEWING & FURTHER INFORMATION:

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LOCATION

PORT WILLIAM is an attractive coastal village overlooking Luce Bay, located towards the southern tip of the Machars Peninsula in the Dumfries & Galloway region of South West Scotland.

The village lies on the A747 coast road and is situated around 12 miles south of the A75 Stranraer-Dumfries-Gretna trunk route. The larger towns of Wigtown and Newton Stewart lie to the north, 11 miles and 17 miles distant respectively.

The Northern Ireland ferry port at Cairnryan is approximately 25 miles to the north west.

'The Clansman' occupies a prominent position within the heart of the village, where off-street parking is available. The property is located a short distance from the harbour area and adjacent to Maxwell Park.

Whilst the village is essentially residential in character there are a number of nearby commercial properties, including a Spar convenience store and 'The View' coffee shop.

DESCRIPTION

The property comprises a ground floor restaurant premises with the upper floors arranged such that they can be used solely for owner's accommodation or alternatively offer an element of overnight guest accommodation.

The building is of stone / brick construction, surmounted by pitched and slated roofs, with dormer projections. Windows are of timber sash and casement design, with single glazing.

To the side of the property is an enclosed beer garden, laid with timber decking. Beyond that lies a detached single car garage of stone construction under a slated roof, with access onto the public road. Attached to the rear of the property is an externally accessed boiler room and beer cellar.

Internally, the restaurant provides separate public and private dining areas, extending to around 50 covers in total. The bar and kitchen have been recently modernised.

The upper floors are finished to a typical residential standard with carpet / vinyl floor coverings and painted / papered walls and ceilings.

There is also scope to enhance the value of the property through future refurbishment.

ACCOMMODATION

Ground Floor

Public Dining Area, Private Dining Area, Bar, Kitchen, Customer Toilets, Utility / Pantry, External Beer Cellar, External Boiler House

First Floor

Master Bedroom with En-Suite Bathroom and wc, Bedroom 2, Dining Room / Bedroom 3, Study, Shower Room with wc.

Attic Floor

Bedroom, Lounge and Bathroom with wc.

GROSS INTERNAL FLOOR AREAS

Ground Floor (Restaurant)	135.41 m ²	1,458 ft ²
First Floor (Maisonette)	81.55 m ²	878 ft ²
Attic Floor (Maisonette)	47.16 m ²	508 ft ²
TOTAL	264.12 m²	2,844 ft²

SERVICES

We understand that the property is connected to mains supplies of water, electricity and drainage. Space heating and hot water is provided by an oil-fired boiler, serving wall hung radiators.

PLANNING

We assume the property currently benefits from a Class 3 (Restaurant) and Class 9 (Residential Dwelling) consent, however it may be suited to alternative commercial use or residential conversion, subject to statutory consents. Prospective purchasers must direct all planning enquiries to Dumfries and Galloway Council Planning Department.

PRICE

Purchase offers around £110,000 are invited.

RATING ASSESSMENT / COUNCIL TAX

Rateable Value: £1,625 | Council Tax: Band D

The property therefore qualifies for 100% rates relief.

VALUE ADDED TAX

We are verbally advised that the property is not VAT elected.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC Rating: Pending.

A copy of the EPC is available on request.

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