

12 The Square

PORT WILLIAM, NEWTON STEWART, DG8 9SE



LIGHT INDUSTRIAL UNIT LOCATED WITHIN
A COMMERCIAL AREA IN PORT WILLIAM



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McEwan Fraser Legal is delighted to present to the market this large commercial unit located within a commercial area of Port William, with previous planning permission to convert the existing building to a residential property (planning lapsed).

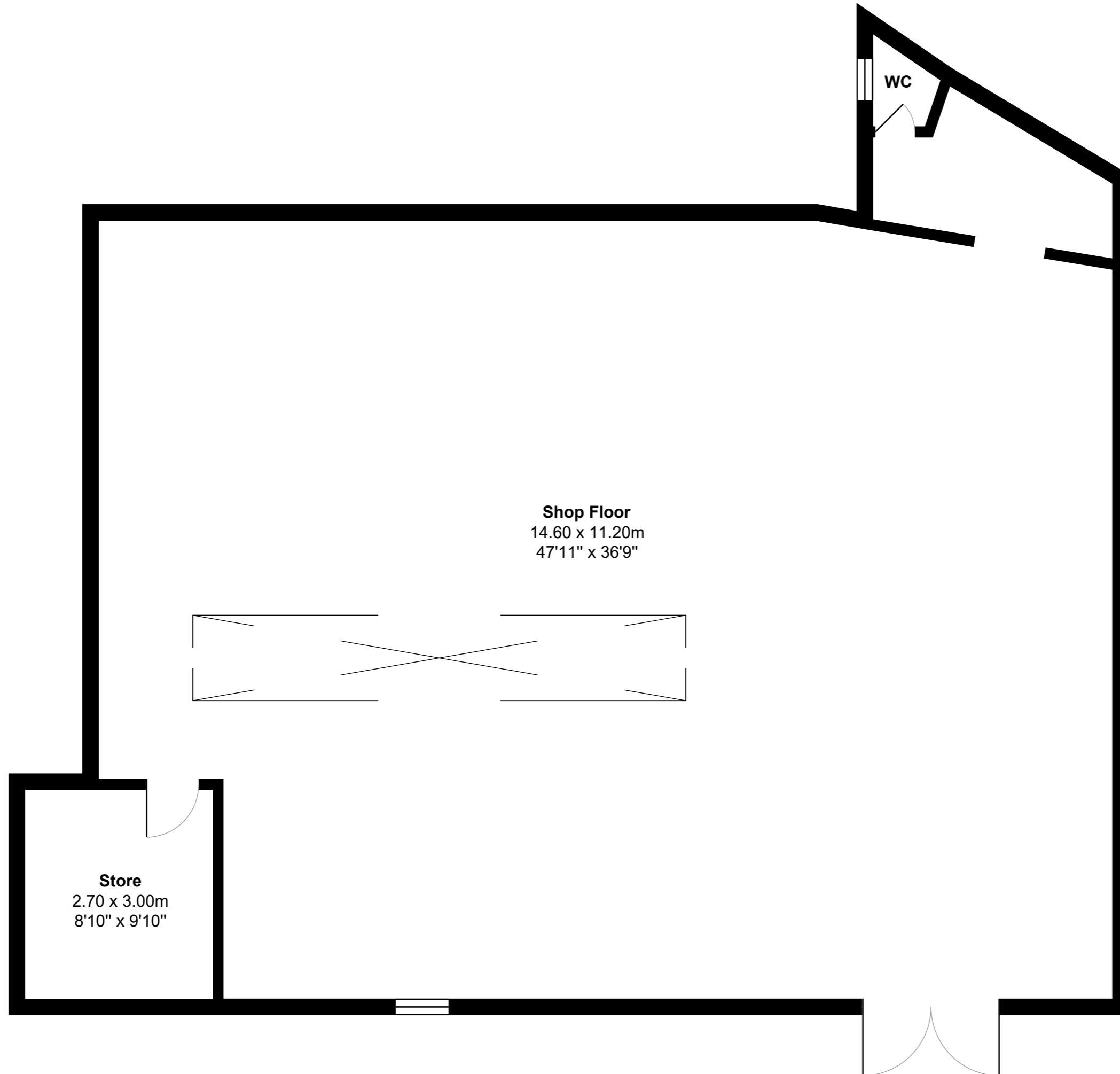
The current owner previously secured planning permission from the local authority for alterations to the current building and extension to form a four bedroom dwelling house. This wonderful, seaside plot currently houses a one-story commercial building. The building was once a workshop premises but now offers the next owner a plethora of opportunities, subject to planning consent.

The location, size, quality and layout of the space on offer makes it ideal for many different uses, i.e residential development, showroom, workshop, photography studio, storage and many more.



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Shop Floor
14.60 x 11.20m
47'11" x 36'9"

Store
2.70 x 3.00m
8'10" x 9'10"

WC

PLANNING PERMISSION
REF: 07/P/1/0008 -
For alterations and
extension to former
workshop/store to
bring about change of
use to a four-bedroom
dwelling house.



Situated in the picturesque coastal fishing village of Port William, offering stunning views out across Luce Bay to the Mull of Galloway. On a clear day both the Isle of Man and Ireland are visible from the rugged coastline. Port William is situated approximately twenty-three miles east of Stranraer and approximately seventeen miles from Newton Stewart.



Local amenities within the village of Port William include general stores, post office, hotel, restaurant, primary school and GP Healthcare. All major amenities are to be found in the towns of Newton Stewart and Stranraer and include supermarkets, indoor leisure pool complex and secondary schools. Walking, cycling, golf, river and sea fishing are all available nearby.



Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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Text and description
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Surveyor



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Photographer



Layout graphics and design
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Designer

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