

# 12 The Square

PORT WILLIAM, NEWTON STEWART, DG8 9SE



LIGHT INDUSTRIAL UNIT LOCATED WITHIN  
A COMMERCIAL AREA IN PORT WILLIAM



01387 218 080



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



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present to the market this large commercial unit located within a commercial area of Port William.

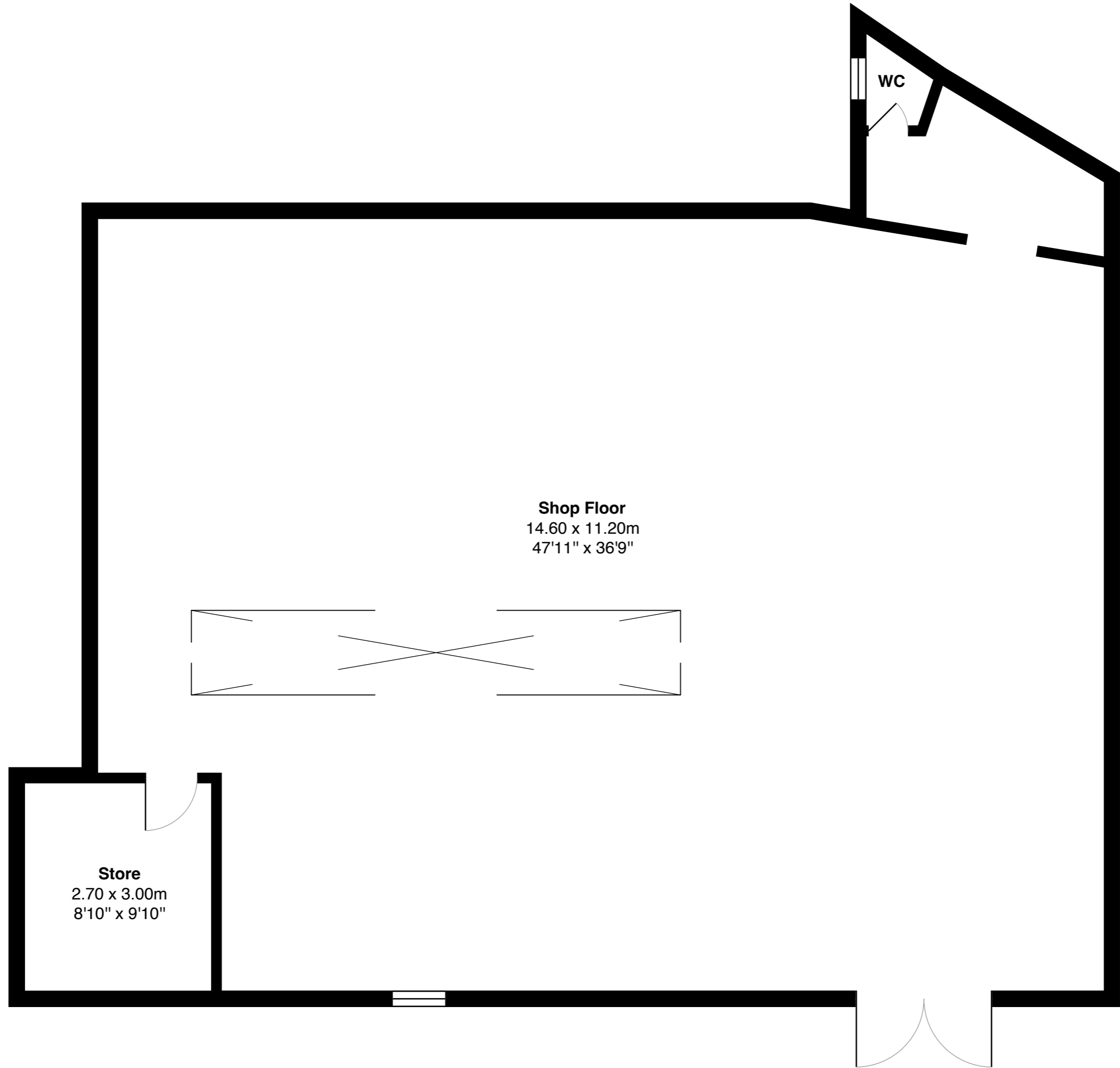
The unit is approximately 165 square meters with vehicular access. The current owner has had the property for over 20 years, the unit is now vacant and was last used for storage.

The location, size, quality and layout of the space on offer makes it ideal for many different uses, i.e 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

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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.



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01387 218 080

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

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Exchange  
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THE SUNDAY TIMES  
THE TIMES



Text and description  
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Surveyor



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Layout graphics and design  
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