

The Beltie Flat and Books & Bakes

6 BANK STREET, WIGTOWN, NEWTON STEWART, DG8 9HP

McEwan Fraser Legal
Solicitors & Estate Agents



A rare and exciting opportunity to acquire a charming and characterful café and bookshop with adjoining owner's accommodation, situated in the heart of Wigtown, Scotland's renowned National Book Town.

Full of warmth, personality and quirky appeal, this well-established property offers an excellent opportunity for someone looking to combine business and lifestyle in one of Dumfries & Galloway's most distinctive and popular visitor destinations.

The ground floor currently operates as a much-loved café and bookshop, enjoying a loyal local customer base together with significant seasonal trade from visitors to the area. The business is particularly well placed to benefit from Wigtown's famous annual literary festival, a ten-day autumn event which attracts around 30,000 visitors to the area, creating a significant boost in footfall and trading opportunities.







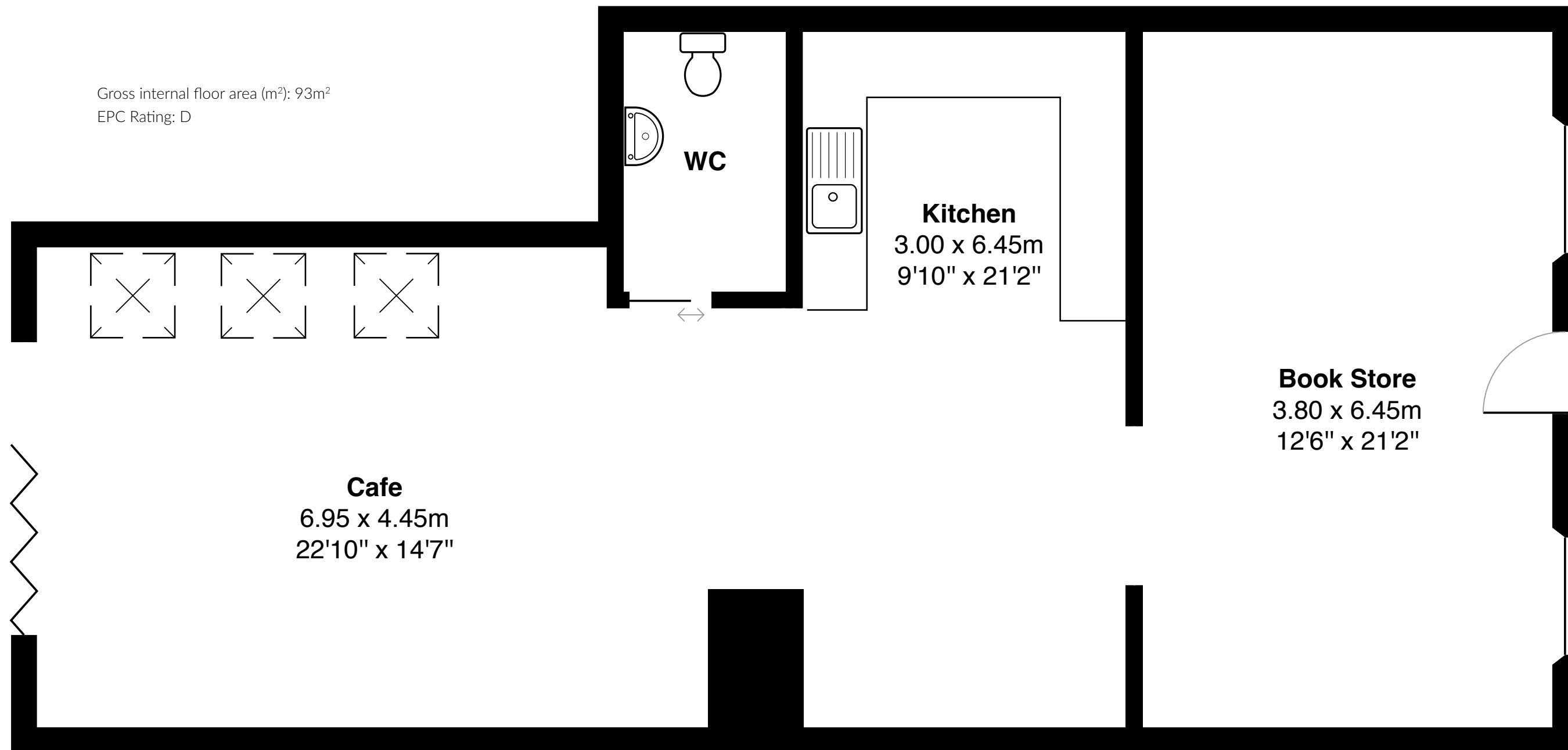
The café is well equipped and offers a genuine turnkey opportunity, with a cosy and inviting atmosphere that encourages customers to linger. The combination of books, coffee, homemade treats and relaxed surroundings gives the property a unique charm that would be difficult to replicate.





To the rear is a delightful secluded garden, providing an attractive outdoor seating area and an additional space for customers to enjoy during the warmer months. The current tenancy is due to end in May, after which the property will be available with vacant possession, providing the new owner with the opportunity to take the business in their own direction.

Gross internal floor area (m²): 93m²
EPC Rating: D





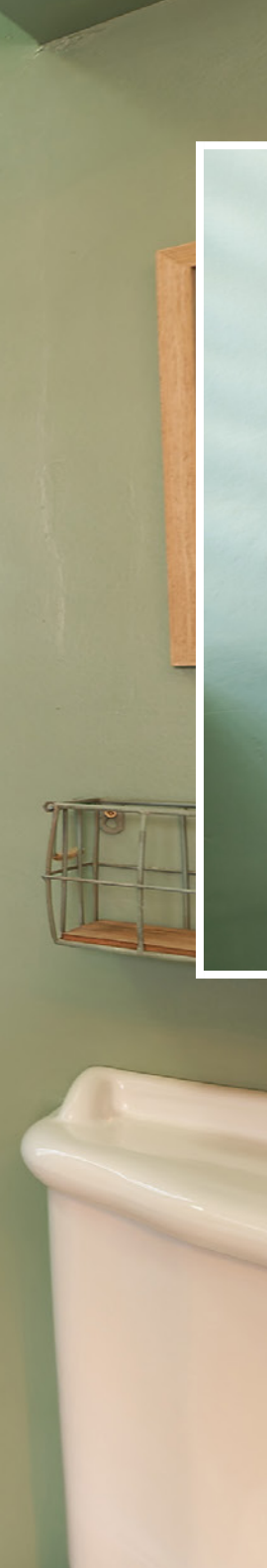
Above the café is a newly renovated apartment arranged over two levels, providing flexible and highly desirable accommodation for an owner-operator. The apartment comprises two good-sized bedrooms, comfortable living accommodation and a wood-burning stove, creating a warm and cosy retreat. It also benefits from its own private garden, offering a peaceful outdoor space away from the activity of the café below.



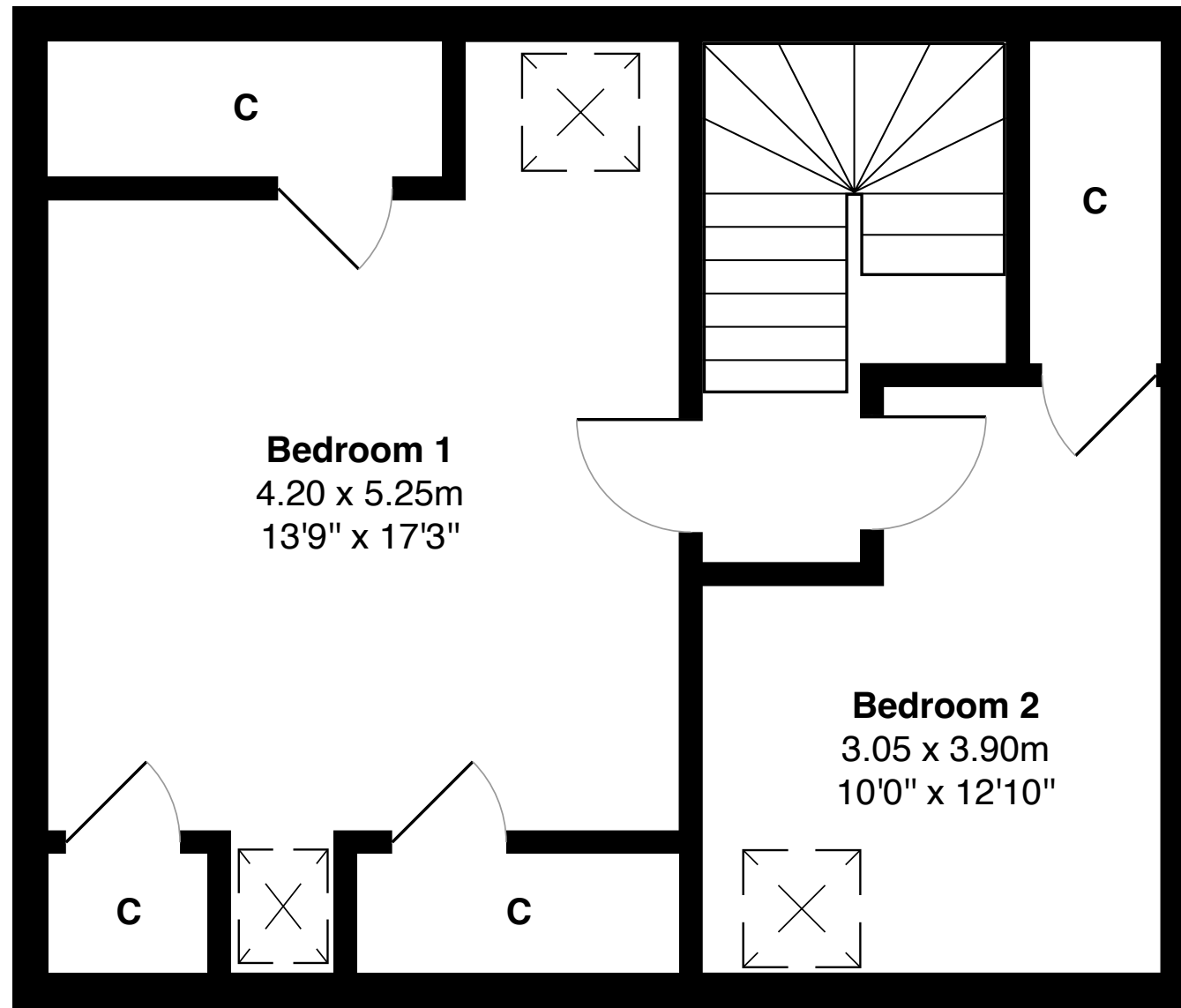
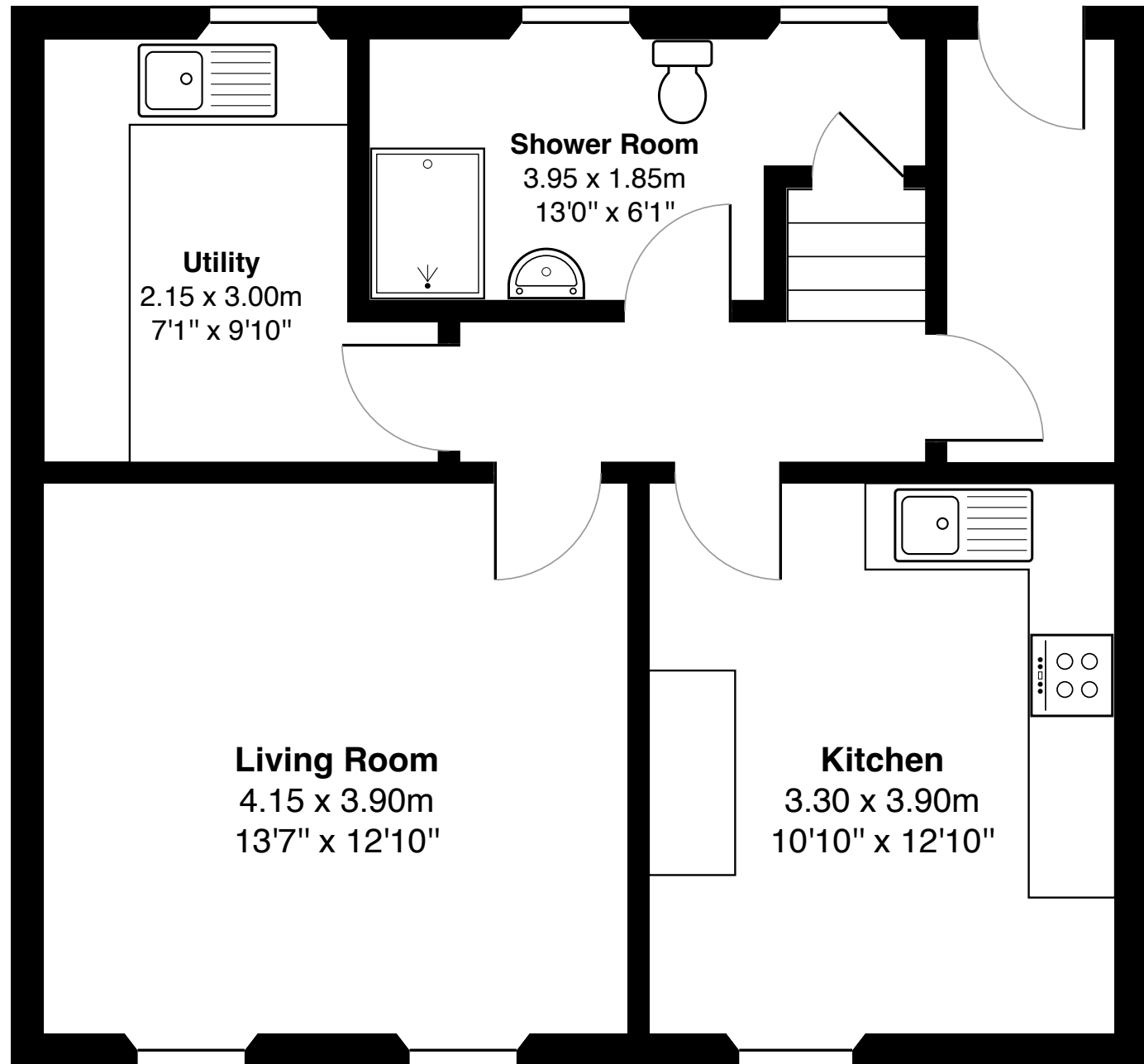








The apartment is currently operated as a holiday let, with the necessary arrangements already in place, offering the potential for an additional income stream. Alternatively, it could provide excellent owners' accommodation, allowing the purchaser to live above their business and fully embrace the lifestyle opportunity this property presents.



Gross internal floor area (m²): 95m²
EPC Rating: D





Outside, the property benefits from two separate walled garden areas. The apartment enjoys its very own private entrance, enclosed garden and patio area, while additional gates lead to a substantial rear walled garden with pond, established fruit trees and mature shrubs.

Combining a popular café and bookshop, established local appeal, strong visitor trade, outdoor space and beautifully renovated accommodation, this is a particularly interesting opportunity for someone seeking a change of lifestyle or a business with scope to develop further. The property offers considerable flexibility, whether continuing with the existing café/bookshop concept, developing the food and beverage offering, expanding the retail side, or simply enjoying the opportunity to live and work in one of Scotland's best-known literary towns. A truly characterful property with bags of charm, genuine lifestyle appeal and excellent potential for its next owner.

Wigtown is a charming and historic town in Dumfries and Galloway, renowned as Scotland's National Book Town and a popular destination for book lovers, visitors and those seeking a slower pace of life. The town has a distinctive character, with independent bookshops, cafés, galleries and a variety of small local businesses creating a relaxed and welcoming atmosphere. Its literary reputation is central to the town's identity and brings visitors from across Scotland and further afield throughout the year.

A particular highlight is the annual Wigtown Book Festival, a ten-day celebration of books, writers and ideas held each autumn. The festival has become one of Scotland's best-known literary events, attracting around 30,000 visitors to the area and bringing a vibrant atmosphere and significant additional footfall to the town. The programme includes author talks, discussions, workshops, exhibitions and a wide variety of literary and cultural events.

Beyond its literary heritage, Wigtown is ideally placed for exploring the beautiful Machars and wider Dumfries and Galloway countryside, with an abundance of coastline, beaches, woodland and scenic walks nearby. The surrounding area offers opportunities for walking, cycling, wildlife watching, fishing and other outdoor pursuits. The nearby town of Newton Stewart provides a range of everyday amenities and services, while the surrounding region is known for its unspoilt landscapes and attractive rural communities. With its unique identity as Scotland's National Book Town, thriving independent spirit and beautiful rural setting, Wigtown offers an appealing combination of community, culture and lifestyle, making it an increasingly popular destination for both visitors and those looking to make the area their home.







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