DM HALL

To Let / For Sale

Prominent Restaurant/Retail Property, Castle Douglas

139 King Street,
Castle Douglas
DG7 1DX



154.03 sq m
(1,658 sq ft)

- Prominent corner position in Castle Douglas town centre
- Former restaurant premises
- Suitable for a variety of uses including retail and professional services
- Net internal area 154 sqm (1,658 sqft)
- 20% rates relief available
- Rent £1500 per month (£18,000 per annum)
- Price — offers over £180,000

LOCATION

King Street is the main road route in Castle Douglas and is the principle commercial and retailing location in the town, with a healthy mix of national and local retail, food and beverage and professional service businesses in the immediate vicinity. The shop occupies a prominent corner position with return frontage on to Church Street. There is good on-street car parking and a public car park nearby.

Castle Douglas is in the Dumfries and Galloway region, around 18 miles south west of Dumfries, via the A75, which lies to the north of the town. Castle Douglas has a population of around 4,000 persons, which rises to over 9,000 within a 10 minute drive time and swells during the tourist season.



DESCRIPTION

139 King Street is a corner positioned retail unit with extensive return frontage and was laterally used as a restaurant but has potential for a variety of uses including retail, food and beverage, professional services, or, retail office uses.

The property has a large open plan sales area, with a separate kitchen, various stores and two toilet facilities. An indicative floorplan is provided.

The property is in the throes of modernisation and is estimated to be available from October 2026.

The property extends to a net internal floor area of 154 sqm (1,658 sqft), or thereby.

The rateable value is £15,400 and the property qualifies for 20% rates relief via the Small Business Bonus Scheme, subject to occupier status.

Rental offers of £1,500 per month (£18,000 per annum) are invited for a new full repairing and insuring lease of negotiable term. Our clients may consider a sale of their heritable interest and offers over £180,000 are invited in this regard.

An EPC is available upon application.

Each party to be responsible for their own legal costs incurred.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



PRICE

Offers in excess of £180,000

NON-DOMESTIC RATES

Rates Payable: 20% rates relief available subject to occupier status
Rateable Value: £15,400

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL

Regulated by RICS



Make an enquiry

Anthony Zdanowicz
07768 031297
anthony.zdanowicz@dmhall.co.uk

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

DATE OF PUBLICATION: OCTOBER 2026