DM HALL

To Let / For Sale

Well Presented Retail Office, Castle Douglas



225 King Street,
Castle Douglas,
DG7 1DT

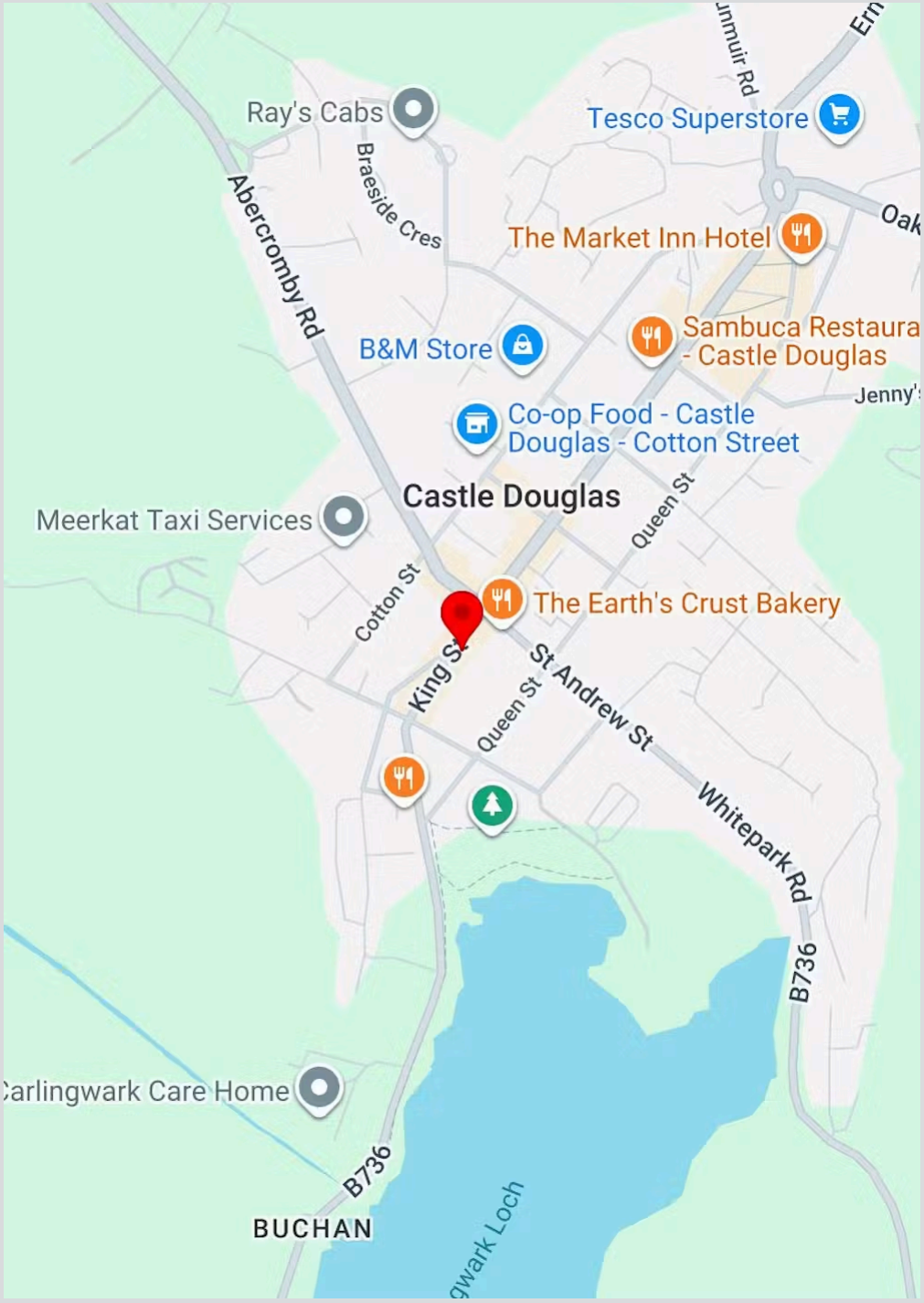
538 sq ft
(49.98 sq m)

- Prominent position in Castle Douglas town centre
- Well presented retail/office unit over two floors
- Net internal area 50 sqm (538 sqft)
- 100% rates relief available
- Rent £600 per month (£7,200 per annum)
- Price — offers over £70,000

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 local retail, food and beverage and professional service businesses in the immediate vicinity. The shop occupies a prominent position on the south side of the street between its junctions with Carlingwark Street and St Andrew Street.

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

225 King Street is a singe fronted retail/office unit that is contained over two floors. The accommodation is well presented and comprises of a main retail office at ground floor with a kitchenette and a toilet to the rear. An internal staircase leads to the first floor, which has been split to form a private office, an open/boardroom office and a toilet with shower.

Indicative floorplans are provided. The property has potential for residential conversion, subject to the appropriate consents.

The property extends to the following net internal floor areas:

Ground Floor: 29 sqm (312 sqft)
First Floor: 21 sqm (226 sqft)
Total: 50 sqm (538 sqft)

The rateable value is £4,850 and the property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

Rental offers of £600 per month (£7,200 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 £70,000 are invite din this regard.

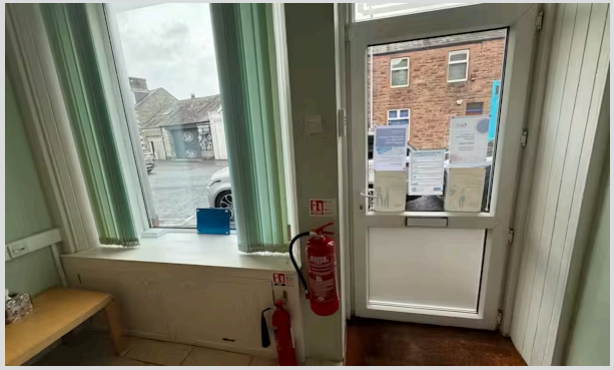
An EPC is available upon application.

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 £70,000

NON-DOMESTIC RATES

Rates Payable: 100% rates relief available, subject to occupier status.
Rateable Value: £4,850

VIEWING & FURTHER INFORMATION

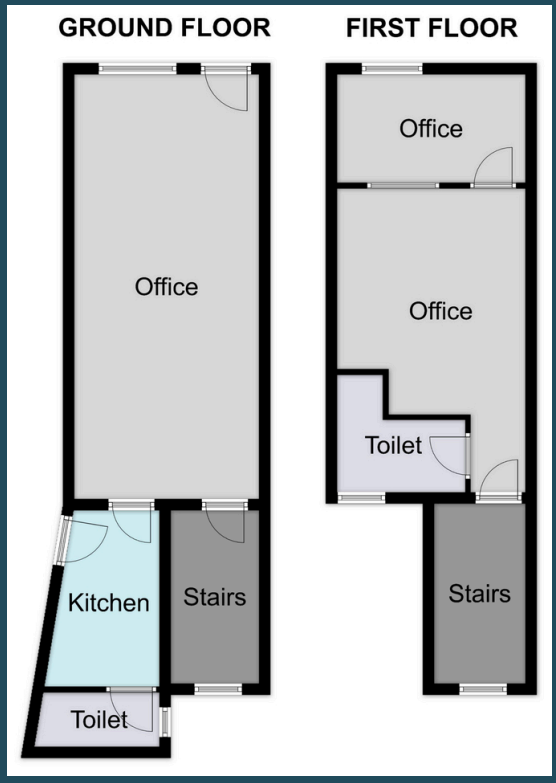
Strictly by contacting the sole agents.

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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

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