

113-121 KING STREET, CASTLE DOUGLAS, DG7 1LZ



PRIME TRADING LOCATION



- Full Building
- 8,040sq ft
- Let to Wilkies
- F.R.I Lease
- Expiry: 31st December 2033
- Passing Rent: £22,500p.a.x
- Price: £240,000

LOCATION

The property is situated on the east side of King Street on the main commercial thoroughfare of Castle Douglas.

The town of Castle Douglas is located in South-West Scotland at the northern end of Carlingwark Loch, some 9 miles north of Kirkcudbright and 18 miles south-west of Dumfries. Castle Douglas is a town of around 4,200 people with an expanding tourist industry situated approximately 18 miles South West from Dumfries, within the Dumfries & Galloway region. Tourist attraction stems from the ease of access to the Salway Coast and the Galloway Hills lying to the West of the town of Dalbeattie (6 miles) and East of Gatehouse of Fleet (14 miles). Neighbouring occupiers include Bank of Scotland, Co-Op, Marchbank Bakers and In-House Chocolates.

PROPERTY

The property comprises the full building forming a 2 storey commercial development surmounted by a flat roof. The property benefits from a large glazed frontage with multiple display windows and partially recessed entrance.

Internally the property is lit by way of fluorescent strips and halogen spots recessed within the suspended acoustic tile ceiling with floors being overlaid with ceramic tile. Access to the upper floor is gained via a staircase to the rear offering staff facilities, office and w.c facilities. The property benefits from a basement offering a small store.

AREA

The property extends to the following internal area;

Ground: 657.02sqm (7,072sq ft)
 1st: 72sqm (775sq ft)
 Bsm: 17.93sqm (193sq ft)

Total: 746.95sqm (8,040sq ft)

LEASE SUMMARY

The property is held on full repairing and insuring head lease on the following terms;

Tenant: Wilkies Trading Ltd
 Expiry: 31st December 2033
 Tenant Break: 1st February 2027 & 2030
 Passing Rent: £22,500p.a.x.
 Rent Review: 1st January 2029
 Type: Full Repairing and Insuring with Schedule of condition and roof liability repair cap of £4,000

NAV/RV

£34,800

PRICE

The property is available on a freehold basis for £240,000





V.A.T

Figures quoted exclusive of V.A.T

LEGAL

Each party shall bear their own legal costs incurred in the transaction

LEASE & TITLE

Available on request

VIEWING

Whilst it is a good idea to visit a trading business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within 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 out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.