

# TO LET / FOR SALE

## RETAIL / REDEVELOPMENT

Substantial three storey & attic  
building with private car park

Prime trading position  
within popular tourist town

NIA: 310.99m<sup>2</sup> (3,347ft<sup>2</sup>) or thereby

Additional upper floor void space

Scope for alternative use and/or  
partial residential conversion (STC)

£24,000 per annum

Offers Over: £225,000



VIDEO TOUR



WHAT 3 WORDS



165 KING STREET, CASTLE DOUGLAS, DG7 1DX

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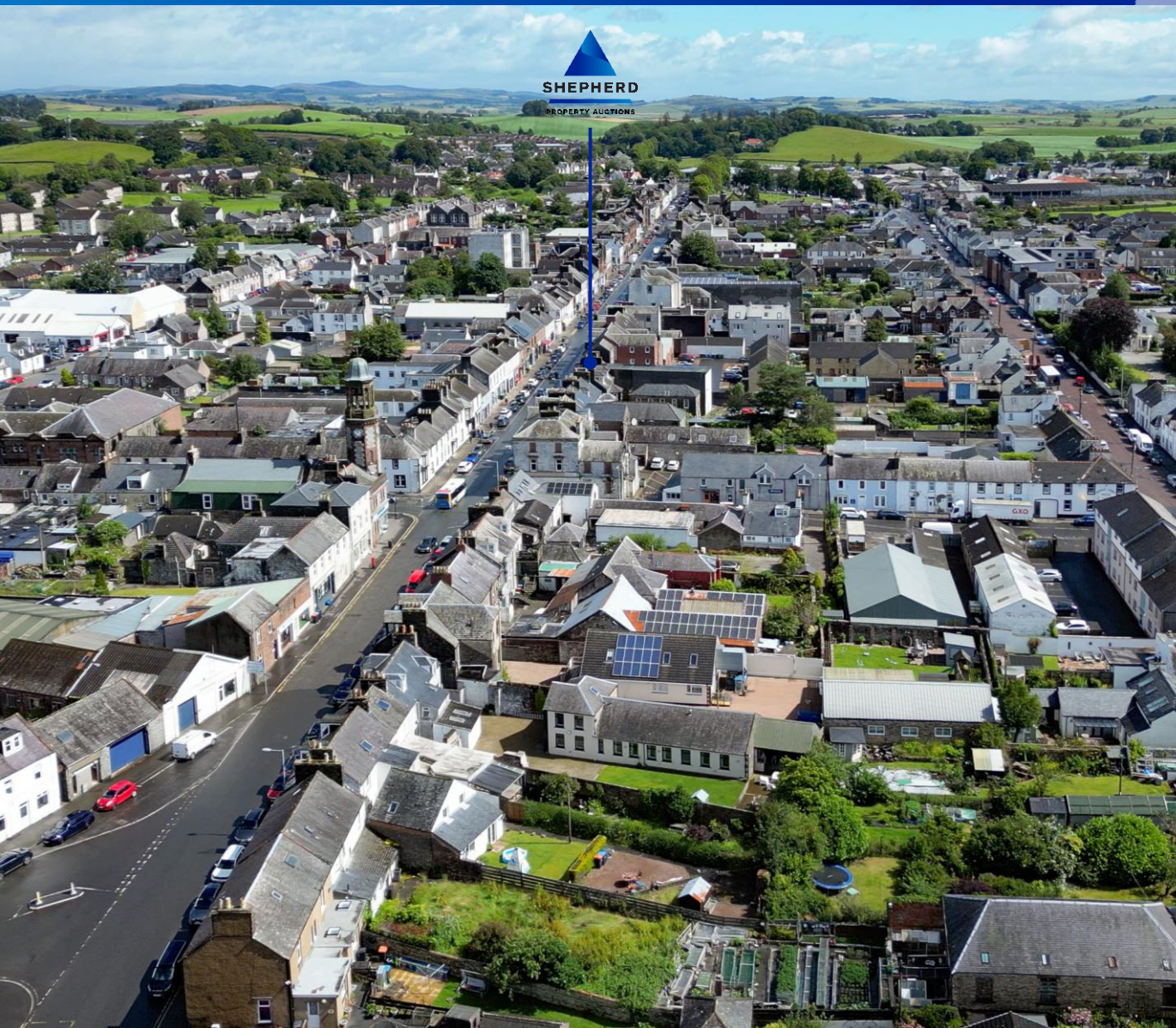
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# Location

165 KING STREET, CASTLE DOUGLAS, DG7 1DX



**The property fronts King Street, which serves as the core town centre thoroughfare, and therefore benefits from a high level of passing trade.**

Castle Douglas, with a population of circa 4,000, is the main administrative town serving the Stewartry district of Dumfries & Galloway.

The town is a popular boutique retail destination and is also the main market town for the surrounding rural area, attracting high numbers of local shoppers and tourists.

In addition, Castle Douglas is now well established as Scotland's Food Town and hosts a variety of events throughout the year.

Commercial occupiers include national occupiers together with local businesses offering a varied selection of goods and professional services.

The town also boasts a primary school and secondary school, supermarkets, cafés, restaurants, hotels, a cottage hospital, health services, veterinary services and a livestock market.

Leisure amenities include a theatre, swimming pool, large park with boating lake, a golf course, and Threave Estate which features impressive gardens and a visitor centre.

The town is bypassed by the A75 trunk road and is located at its junction with the A713.

The A75 connects the A74(M) / M6 motorways at Gretna to Stranraer and the Cairnryan ferry ports. The regional capital of Dumfries lies approximately 18 miles to the northeast.

The property falls within the prime retailing area and lies on the southeastern side of King Street, between its junctions with St Andrew Street and Church Street.

Public transport is provided by several bus routes.

**Substantial building in principal retailing area with sizeable frontage and private parking**



FIND ON GOOGLE MAPS



# Description

165 KING STREET, CASTLE DOUGLAS, DG7 1DX



**The subjects comprise a sizeable three storey & attic mid-terraced property with private car park to the rear.**

The original building is of stone construction with a painted external finish and surmounted by a pitched and slate clad roof.

The unit benefits from a sizeable sales frontage including three large display windows and full-width fascia signage.

A three storey extension has been added at the rear which is of brick construction with a painted roughcast finish under a flat roof.

Ample storage space is provided over the lower floor level. The ground floor sales areas have a split-level arrangement and are connected by an internal staircase, whilst the first floor office accommodation is accessed via an external staircase, with the attic linked by a pull-down ladder.

The top floor of the rear extension is finished to a shell standard only and therefore provides scope for future development / conversion, subject to Local Authority consents. An integral but externally accessed stairwell has been created to serve this space however there is no staircase at present.

The internal accommodation is as exhibited on the enclosed floor plans overleaf.

The private car park is accessed via Queen Street.

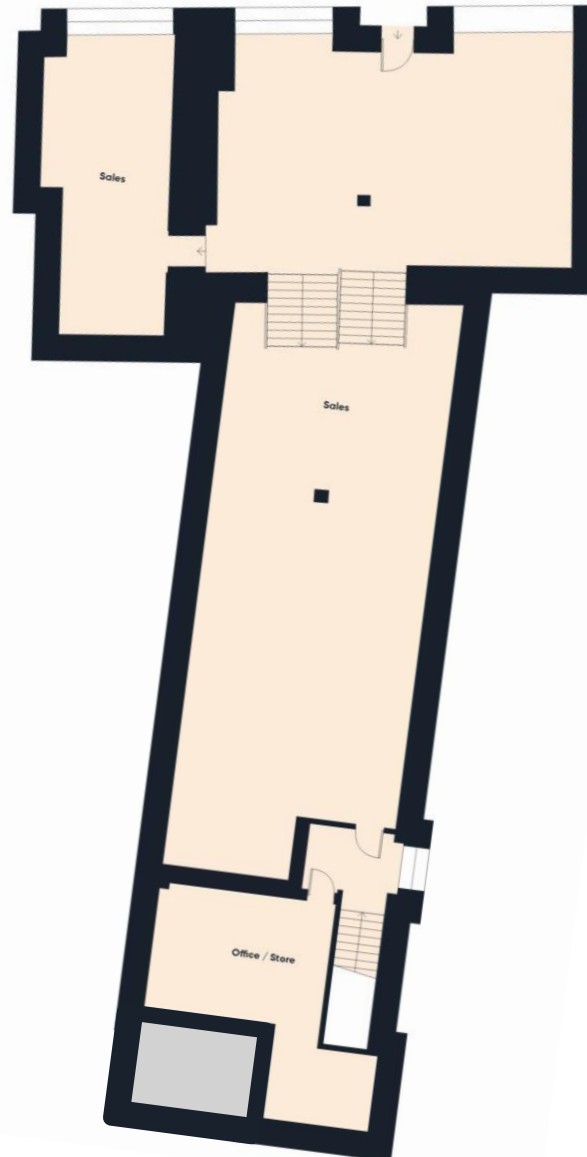
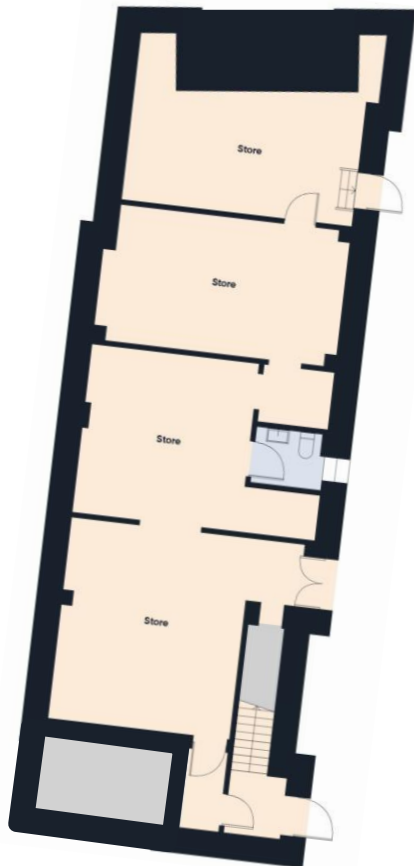
| FLOOR AREAS                                             | m <sup>2</sup>     | ft <sup>2</sup>   |
|---------------------------------------------------------|--------------------|-------------------|
| Lower Floor                                             | 92.23              | 993               |
| Ground Floor                                            | 174.88             | 1,882             |
| First Floor (accessed externally)                       | 32.26              | 347               |
| Attic Floor (via ladder)                                | 11.62              | 125               |
| <b>TOTAL</b>                                            | <b>310.99</b>      | <b>3,347</b>      |
| Top Floor of Extension<br>(shell with stairwell formed) | 117.00<br>(approx) | 1,259<br>(approx) |

The above floor areas have been calculated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



# Floor Plans

165 KING STREET, CASTLE DOUGLAS, DG7 1DX

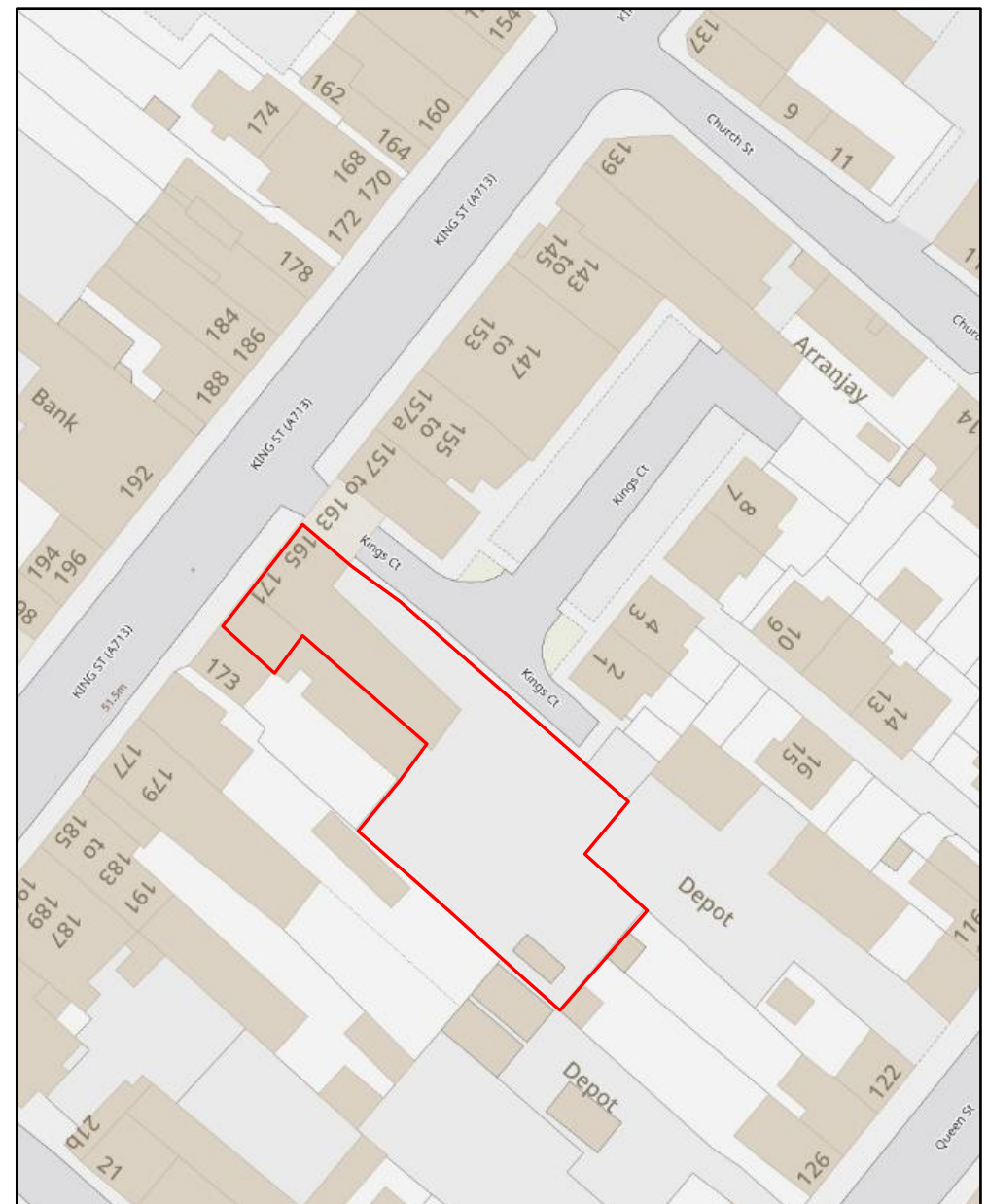
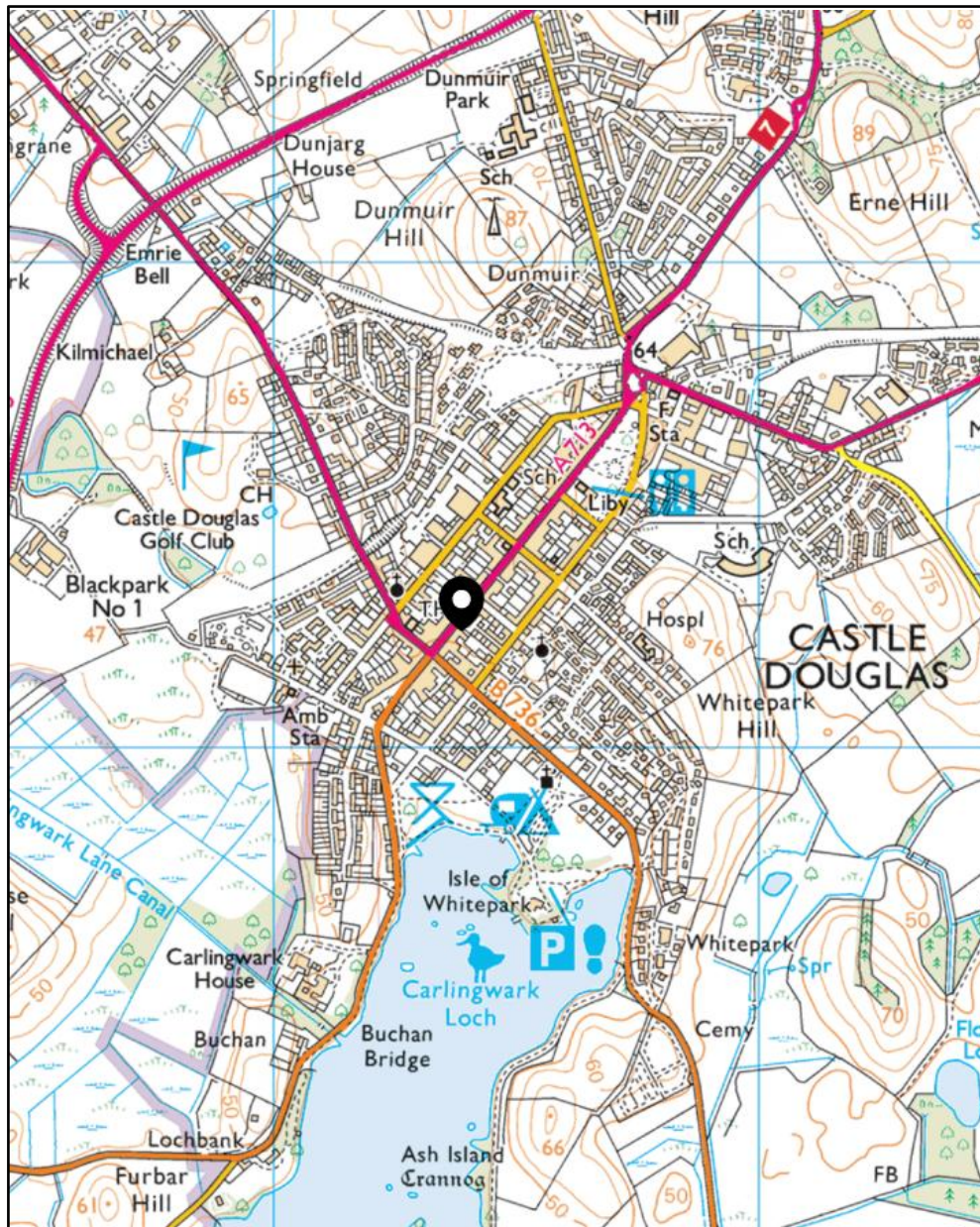






# Location & Site Plans

165 KING STREET, CASTLE DOUGLAS, DG7 1DX





## Services

The property is connected to mains supplies of water, gas and electricity. Drainage is assumed to be into the main public sewer.

Space heating is provided in the main by a gas-fired boiler serving a series of wall mounted radiators.

## Rateable Value

£17,000

## Planning & Grant Funding

We assume the subjects benefit from Class 1A (shops, financial, professional & other services) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property is however well suited to alternative commercial use or possibly partial residential conversion, subject to Local Authority consents.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

Grant funding for residential conversion may be available via the [Dumfries & Galloway Council Housing Regeneration Fund](#).

## Rent & Lease Terms

Rental offers around **£24,000 per annum** are invited.

The property is available by way of a new Full Repairing & Insuring (FRI) lease, for a flexible term, incorporating a regular review pattern.

Tenant incentives may be available, subject to the length of lease agreed.

## Price

Purchase offers over **£225,000** are invited.

## VAT

We are verbally advised that the property is not VAT elected.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The tenant / purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

## Energy Performance Certificate (EPC)

Energy Performance Rating: D  
A copy of the EPC is available on request.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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