TO LET

RETAIL / PROFESSIONAL

Ground floor unit

Prime trading position within popular tourist town

Open-plan accommodation & large display windows

NIA: 185.08 m² (1,993 ft²)

Suitable for a variety of commercial uses (STC)

£20,000 per annum

360° VIRTUAL TOUR

/// WHAT 3 WORDS

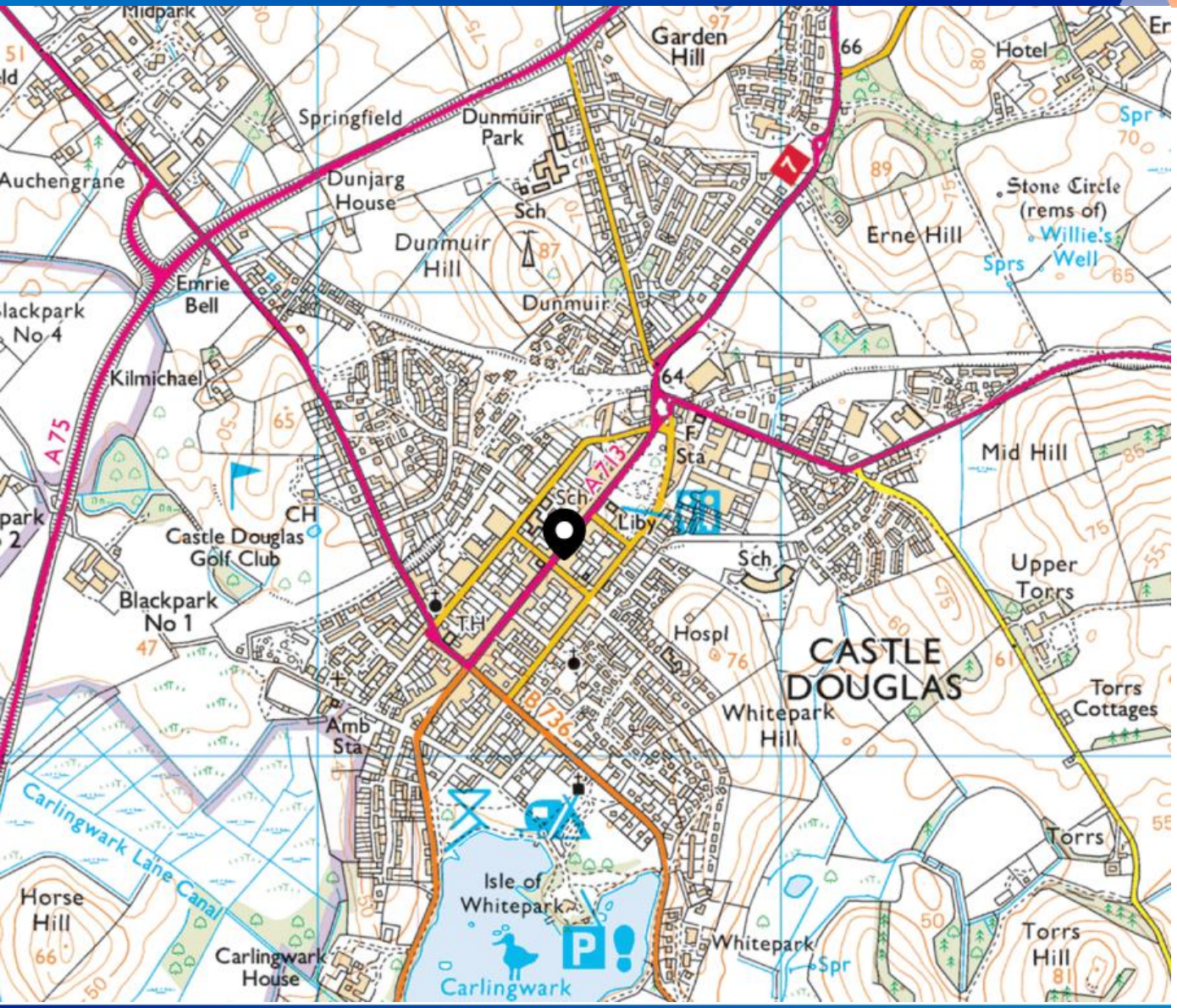


89-91 KING STREET, CASTLE DOUGLAS, DG7 1AE

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Location



Well positioned ground floor unit with adaptable open-plan accommodation and large frontage

FIND ON GOOGLE MAPS

The subjects are set within the heart of a boutique shopping destination that is also recognised as the region's 'Food Town' and is therefore host to numerous events throughout the year.

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

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

The A75 is a key part of the national road network, connecting the A74(M) / M6 motorways at Gretna to the Northern Irish ferry ports at Cairnryan.

The regional capital of Dumfries lies approximately 18 miles to the east.

The property is situated on the southeastern side of King Street, which serves as the core town centre thoroughfare, and consequently occupies a prime trading position within the main retailing area.

Nearby commercial occupiers include Galbraith, Gowans home furnishings, Livingston tailors, Castle Chemist pharmacy, Post Office, Marchbank Bakers, Home Hardware, Wilkies, Scotmid, and Police Scotland.

On-street parking is available in the immediate vicinity. There are also bus stops positioned nearby.

The unit is within short walking distance of a large public car park set at the northern end of King Street.

Description





The subjects comprise a spacious ground floor unit with extensive sales frontage, forming part of a larger two storey & attic terraced property.

The primary building is of stone construction surmounted by a pitched and slated roof, with a single storey flat roof extension of brick construction at the rear. The unit also comprises a small section of an adjoining brick & slate roof building.

The sales frontage is of traditional design with timber panel and terrazzo tile cladding, two full-height display windows, a recessed double-leaf entrance door, and aluminium fascia signage.

The internal accommodation extends to an open-plan sales area, staff room / stock room, and a standard toilet facility.

The sales area has a suspended timber floor with carpet covering, painted walls and a suspended acoustic tile ceiling.

The staff room / stock room has a raised floor level and is therefore accessed by a short staircase.

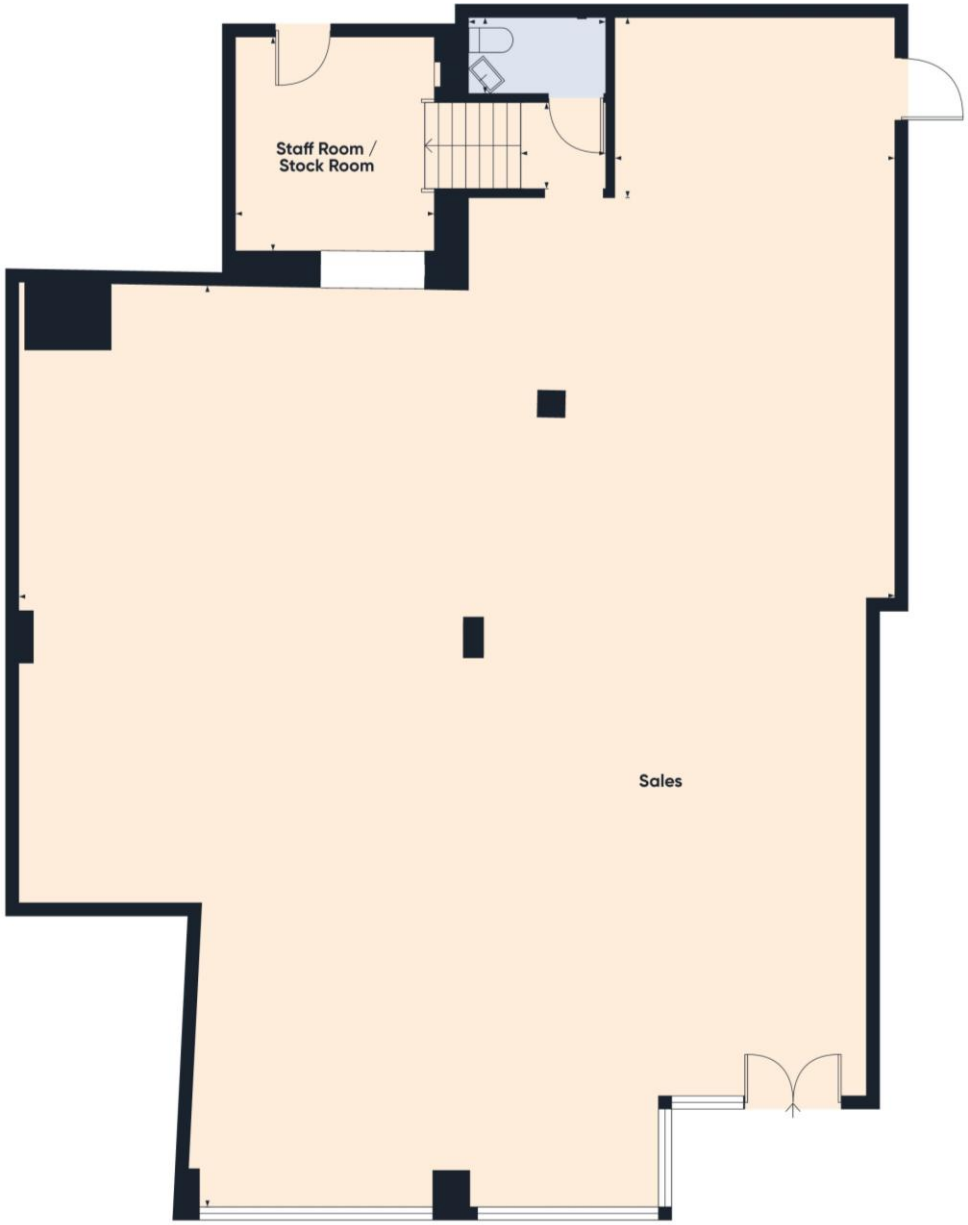
The subjects extend to the footprint of the unit only.

FLOOR AREA	m^2	ft^2
Ground Floor	185.08	1,993

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

Floor Plan

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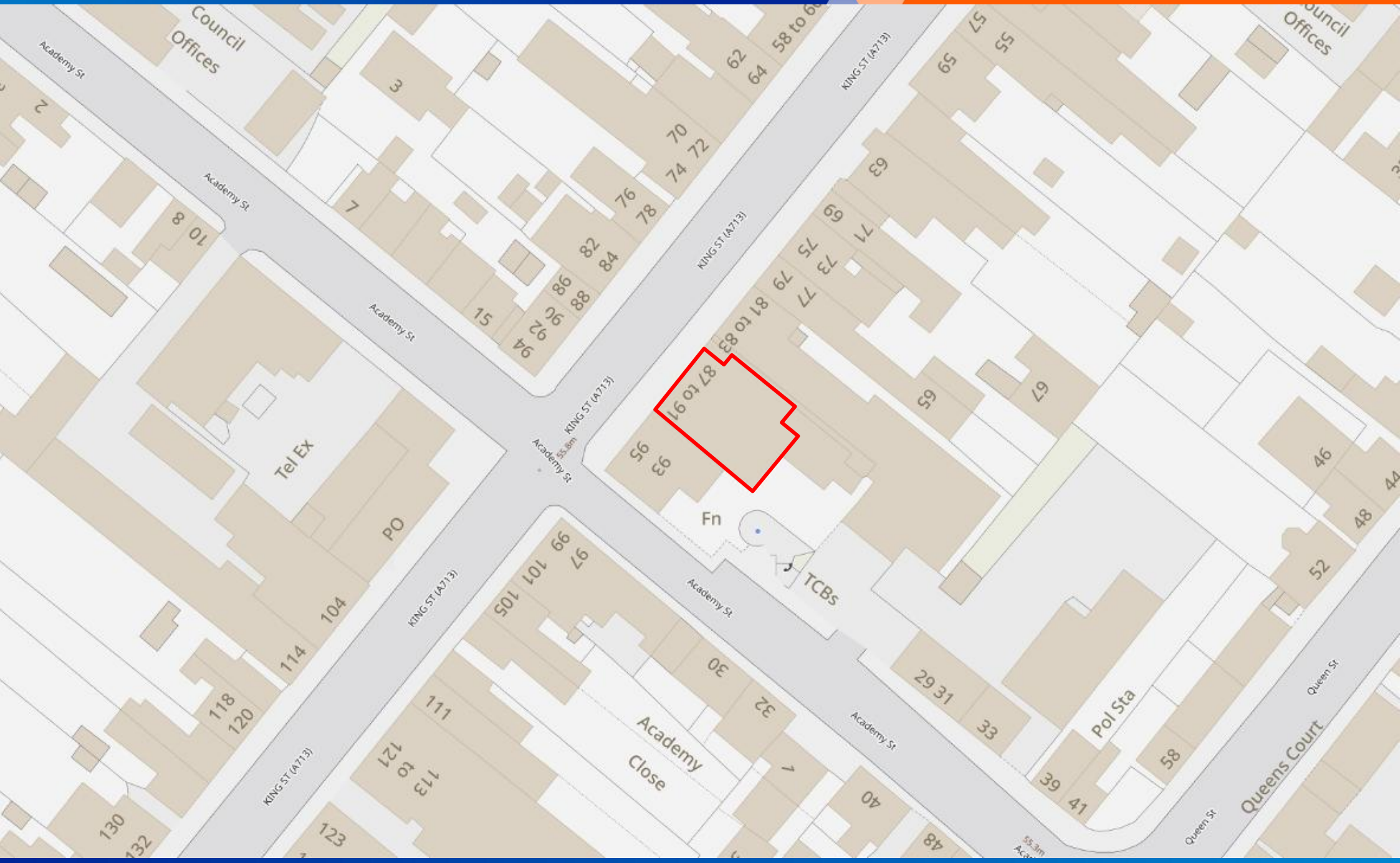






Site Plan

89-91 KING STREET,
CASTLE DOUGLAS, DG7 1AE



The Detail

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 by a gas-fired wall mounted warm-air blower.

Planning

We assume the property is currently registered for Class 1A (Shops, financial, professional and other services) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property is however well suited to alternative commercial use, subject to Local Authority consents.

Interested parties must make their own planning enquiries direct with Dumfries & Galloway Council.

Energy Performance Certificate (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

Rateable Value

We are verbally advised that the proposed Ratable Value for the subjects is £22,600.

Prospective tenants must make their own rating enquiries direct with Dumfries & Galloway Council.

Rent & Lease Terms

Rental offers around **£20,000 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.

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 will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

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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