

FOR SALE

RETAIL / OFFICE

Entire two-storey & attic building

Central position within popular
tourist town

Scope for alternative use or
residential conversion (STC)

NIA: 81.16 sq.m. (873 sq.ft.)
GIA: 96.90 sq.m. (1,043 sq.ft.)

Offers Around: £80,000



VIDEO TOUR



WHAT 3 WORDS



13 ACADEMY STREET, CASTLE DOUGLAS, DG7 1AP

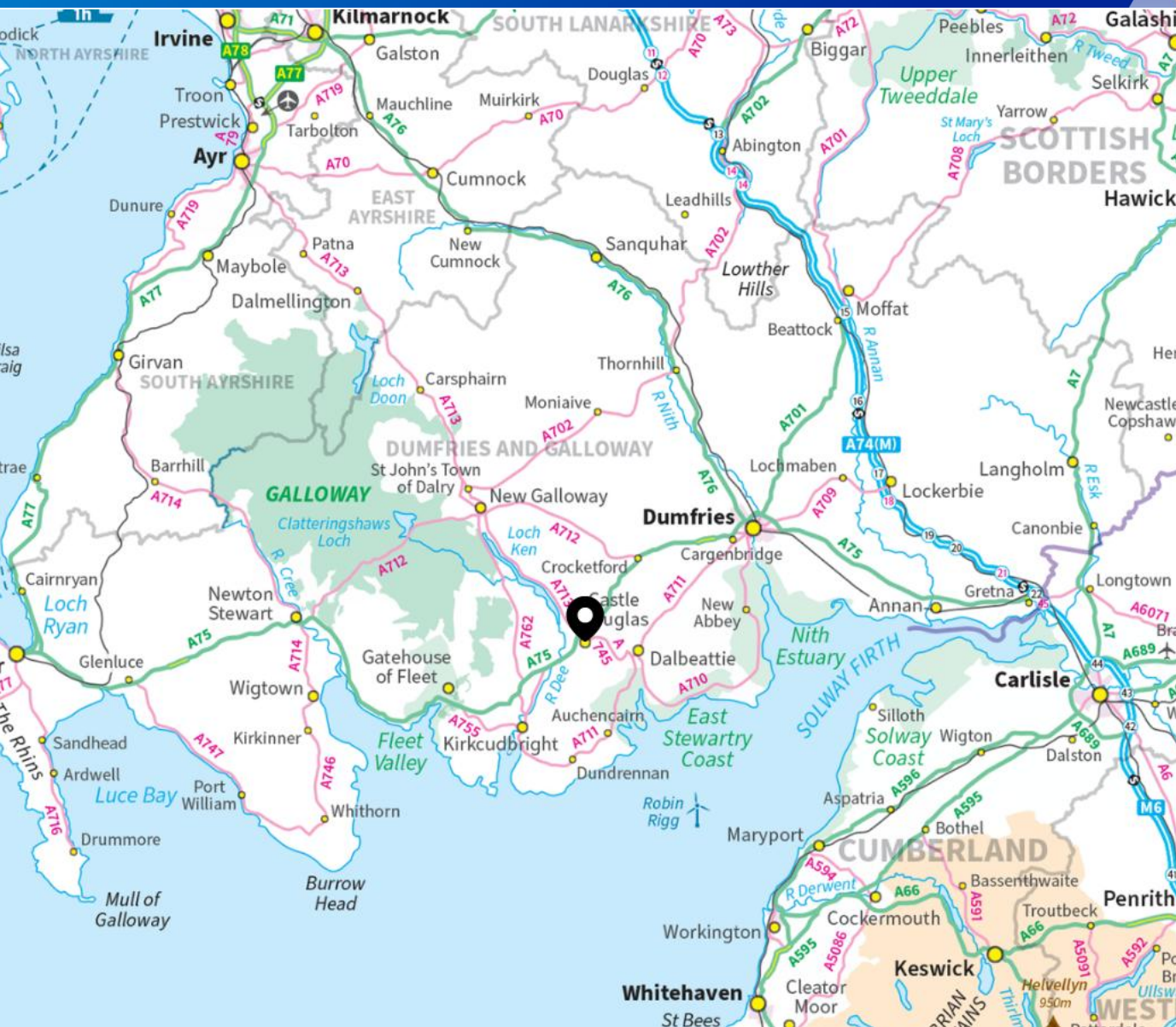
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Location

13 ACADEMY STREET, CASTLE DOUGLAS, DG7 1AP



The subjects occupy a central trading position within a popular tourist town.

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 shopping destination, attracting good levels of tourist trade, and is also the main market town for the surrounding rural areas.

In addition, Castle Douglas is now well established as the regions 'Food Town' hosting a variety of events throughout the year and supporting many local businesses within the food & drink sector.

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 east.

The property is situated on the northeastern side of Academy Street, close to its junction with King Street which serves as the main traffic thoroughfare and principal retailing area.

Surrounding properties include retail units, professional offices, a Post Office, cafés, restaurants and residential dwellings.

On-street parking is available in the immediate vicinity. There is also a car park and public transport links within short walking distance.

**Established and versatile town centre property
with scope for residential conversion**

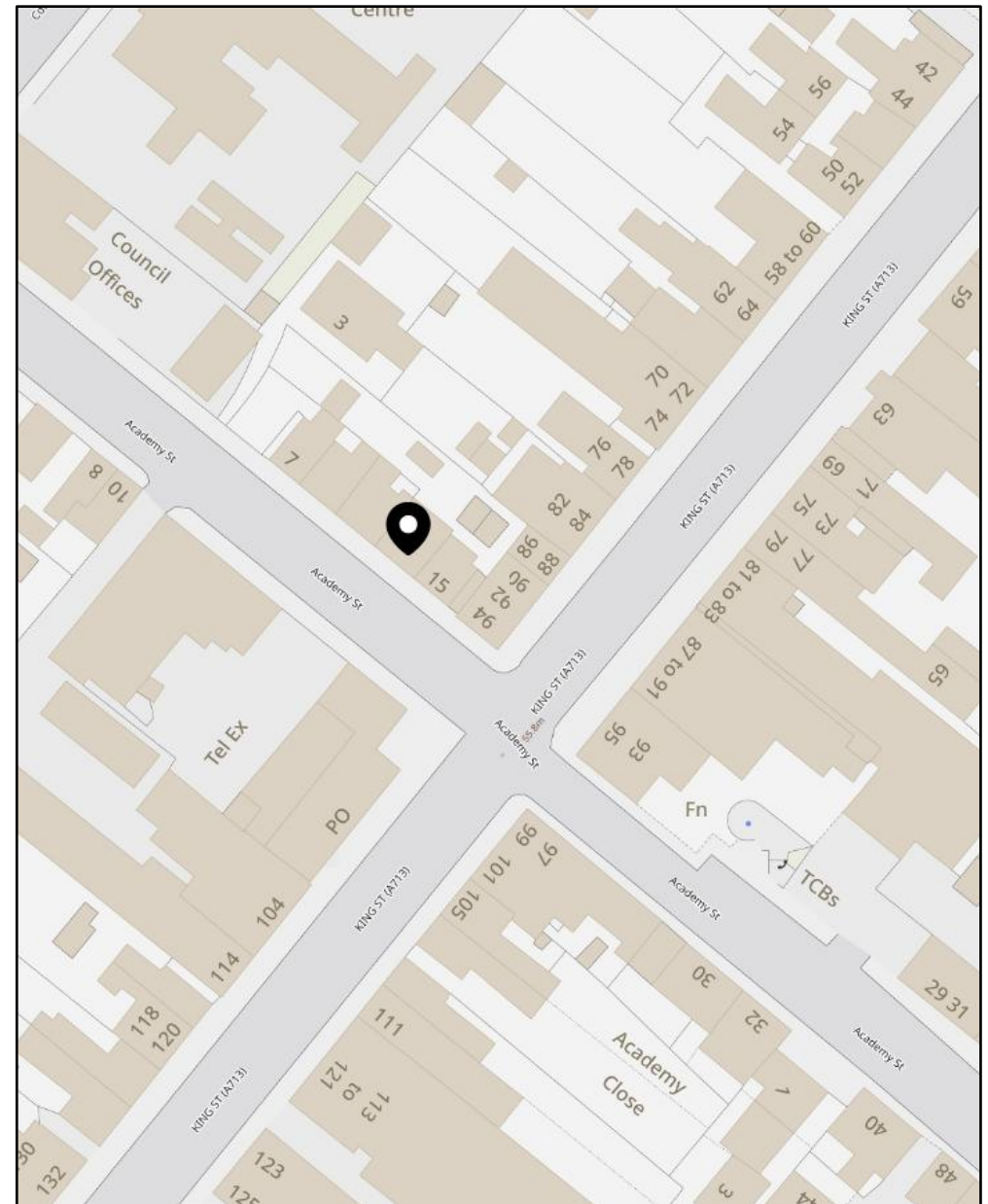
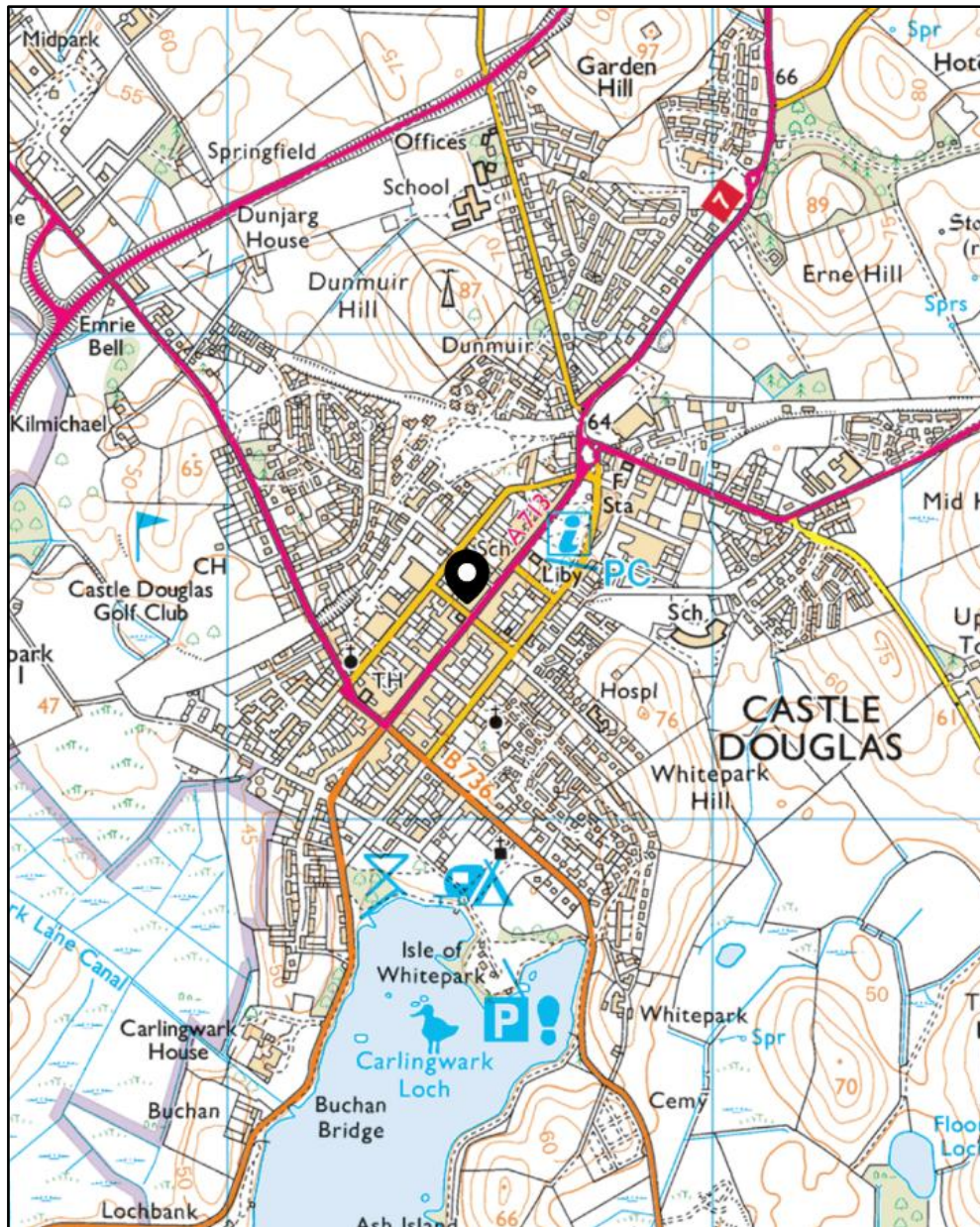


FIND ON GOOGLE MAPS



Location Plans

13 ACADEMY STREET, CASTLE DOUGLAS, DG7 1AP





Description

13 ACADEMY STREET, CASTLE DOUGLAS, DG7 1AP



The subjects comprise an entire two-storey and attic building.

The mid-terraced property is of traditional construction with solid brick walls surmounted by a pitched and slate clad roof.

A single-storey extension of brick construction under a flat roof has been added to the rear.

The building benefits from a sales frontage with large display windows, recessed entrance door and full-width fascia signage.

Windows are of single-glazed timber casement and double-glazed aluminium casement design.

The internal accommodation extends to a ground floor sales area / reception, two offices or stores, and an understairs cupboard, together with two first floor offices, a toilet and an attic floor store.

FLOOR AREAS	m ²	ft ²
Ground Floor	45.99	495
First Floor	24.38	262
Attic Floor	10.79	116
TOTAL	81.16	873

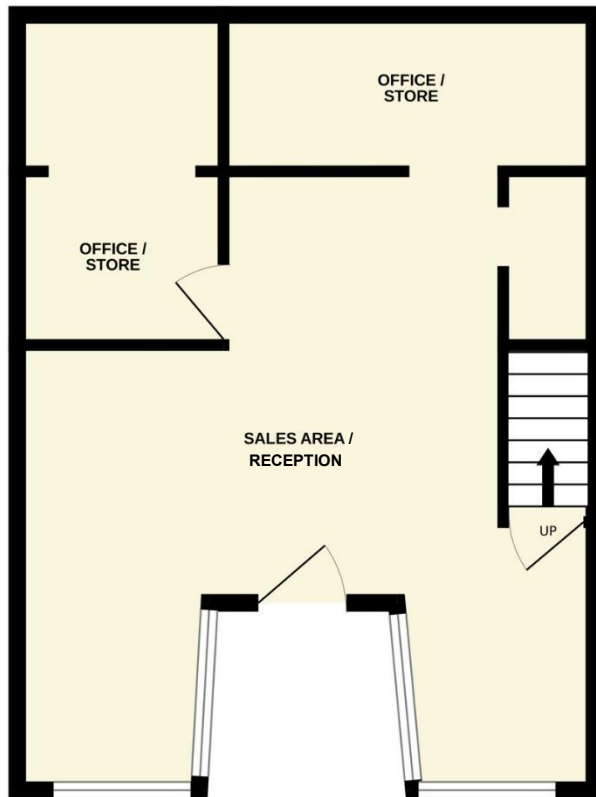
The above floor areas have been calculated from on-site measurements and are stated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

In addition, the Gross Internal Area extends to 96.90 sq.m. (1,043 sq.ft.) or thereby.

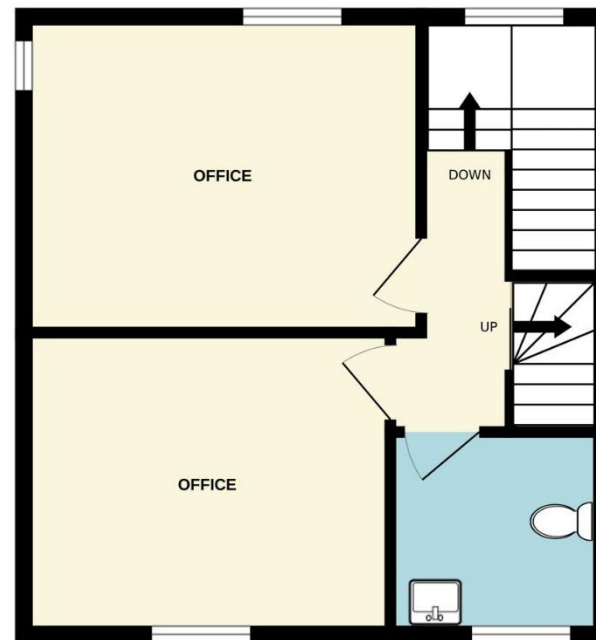


Floor Plan

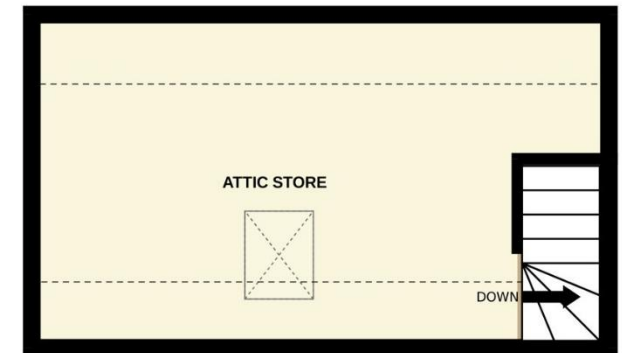
13 ACADEMY STREET, CASTLE DOUGLAS, DG7 1AP



Ground Floor



First Floor



Attic Floor





Services

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

There is a ceiling mounted climate control unit at ground level, together with a series of overnight storage heaters serving the first floor accommodation.

Hot water is provided by an instantaneous electric geyser.

A fire alarm system has also been installed.

Planning

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 residential conversion, subject to Local Authority consents.

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

Rateable Value

RV - £3,950

The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

Price

Purchase offers around **£80,000** 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 purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Energy Performance Certificate (EPC)

Energy Performance Rating: C
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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