

FOR SALE

Mixed-Use Investment / Lifestyle Opportunity

Immaculately maintained property

Versatile ground floor retail unit and
rear store with direct loading door

Self-contained and spacious 2-bedroom
maisonette with large private garden

Prime trading position within
Scotland's Food Town

Adjacent to public car park and
electric vehicle charging station

Offers Over: £300,000



VIDEO TOUR



WHAT 3 WORDS



58 & 60 KING STREET, CASTLE DOUGLAS, DG7 1AD

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Galbraith





Location

58 & 60 KING STREET, CASTLE DOUGLAS, DG7 1AD



Prominent retail unit & maisonette occupying central position within busy tourist town



FIND ON GOOGLE MAPS

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 multiples together with local businesses offering a varied selection of goods and professional services.

The town also boasts a primary school and secondary school, supermarkets, café's, 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 property lies adjacent to a public car park which includes electric vehicle charging stations.

Public transport links include several bus routes, and railway stations in the nearby towns of Dumfries and Lockerbie.

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.



Description

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The subjects comprise a very well-presented property formed by a ground floor retail unit and spacious self-contained upper maisonette with large private garden.

The two storey and attic end-terraced building is of traditional stone construction, surmounted by a pitched and slated roof, with single storey rear projection.

RETAIL UNIT

The internal accommodation extends to the following:

Sales Area
Store / Workshop
Office
WC

The sales area offers bright open-plan space profiting from two large display windows. Fixtures and fittings are to a high-quality and durable standard.

The office and staff welfare facility is contained within the rear store / workshop, which is also fitted with shelving and benefits from natural daylighting together with an external loading door that is accessible from King Street via a private lane.

FLOOR AREAS	m ²	ft ²
Sales Area	47.65	513
Store / Workshop & Office	44.03	474
TOTAL	91.68	987

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



Description

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MAISONETTE

The maisonette can be accessed directly from the street, with a rear door also leading onto the enclosed garden.

The internal accommodation extends to the following:

Ground Floor:

Entrance Hall

First Floor

Lounge, Dining Room, Bedroom, & Kitchen

Attic Floor

Bedroom, Bathroom & Two Stores

The dwelling possesses well proportioned rooms and attractive features such as high ceilings, cornicing and a fireplace.

The accommodation at attic floor level has been vastly improved by way of a large rear dormer projection.

There is a fully fitted kitchen and three-piece bathroom suite.

Windows are of double-glazed uPVC casement design.

The private garden includes a secluded courtyard and large lawn with established trees, shrubs & hedgerows.

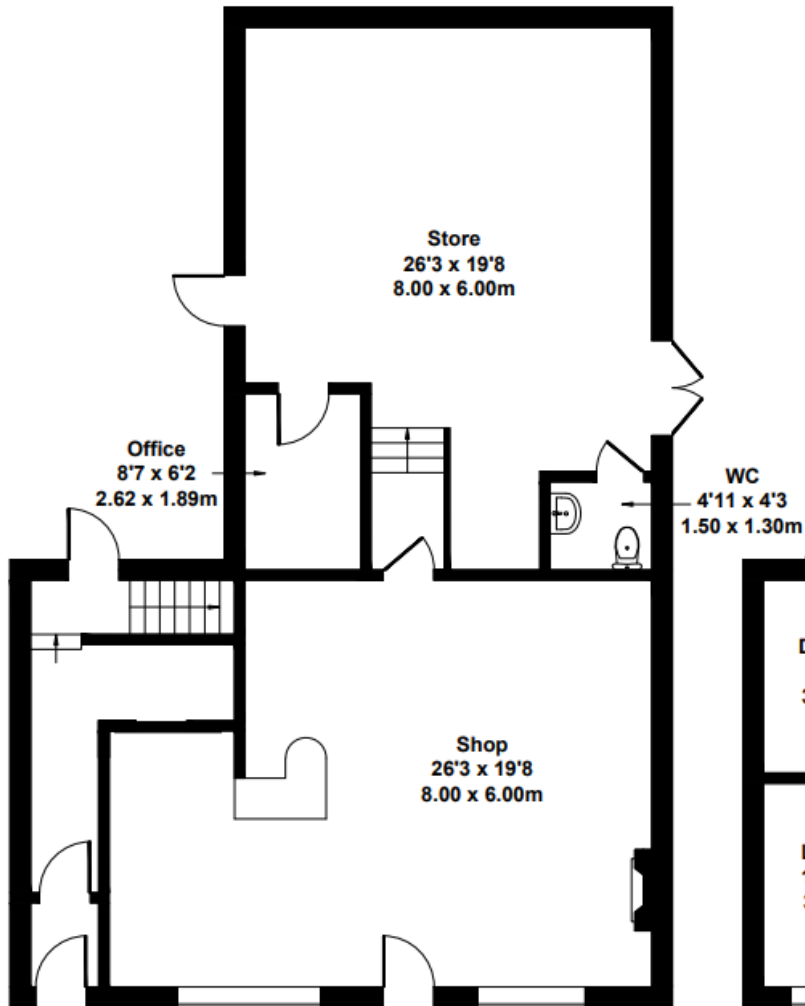
FLOOR AREAS	m ²	ft ²
First Floor	63.99	689
Attic Floor	26.11	281
TOTAL	90.10	970

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

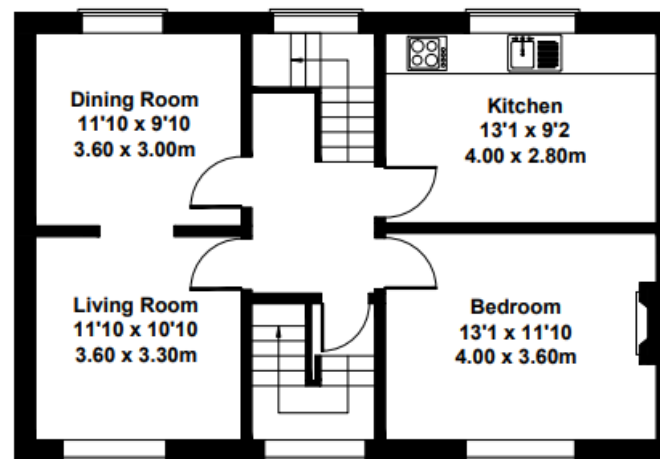


Floor Plan

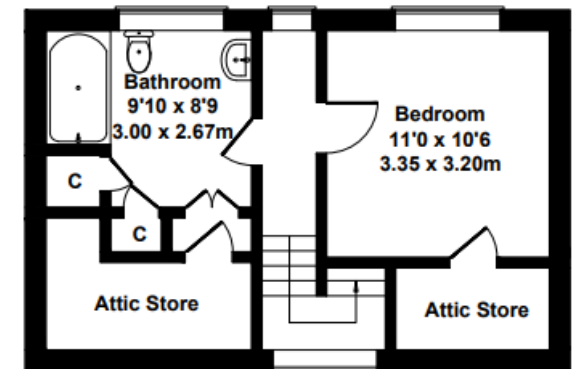
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Ground Floor



First Floor

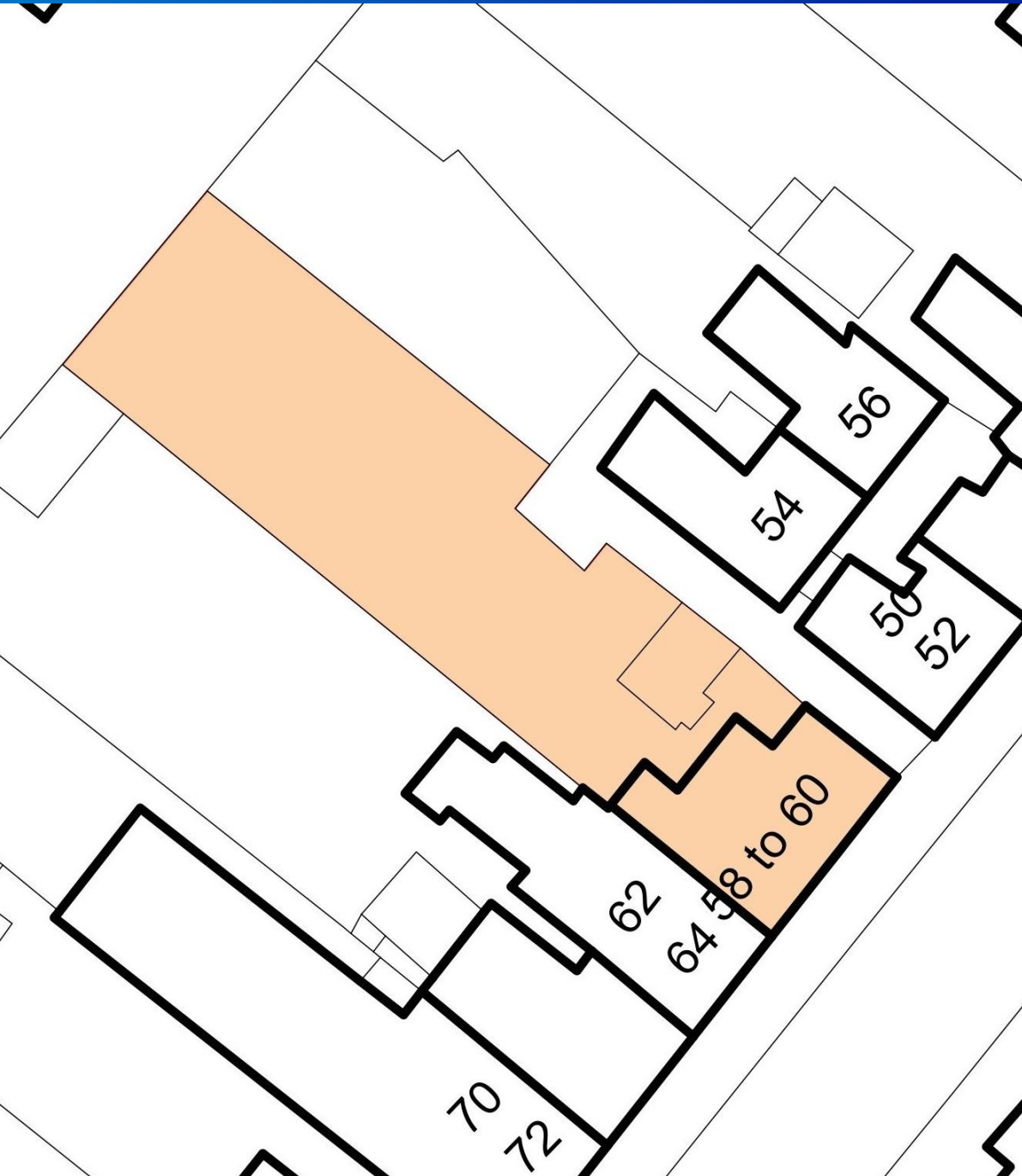


Attic Floor



Site Plan

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Services

We understand the retail unit and maisonette are connected to separate dedicated supplies of mains water and electricity. The maisonette also has a mains gas connection.

The retail unit is served by electric overnight storage heaters.

Space heating in the maisonette is provided by a gas-fired combi boiler to wall mounted radiators.

Fixtures & Fittings

No items are included unless specifically mentioned in these particulars.

Planning

We assume the subjects benefit from unrestricted Class 1A (Shops, Financial, Professional and Other Services) & Class 9 (Houses) consents, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The retail unit holds scope for alternative commercial use.

The maisonette provides an opportunity for continued use as a rental property, owner occupation, or operation as a short-term holiday let.

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

Rating Assessment & Council Tax

Retail Unit | Rateable Value: £9,400

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

Maisonette | Council Tax: Band C

Occupational Leases

The retail unit is offered with vacant possession.

The maisonette is presently let on a standard Scottish Private Residential Tenancy agreement.

Further information is available upon request.

Price

Offers over **£300,000** are invited for our clients' heritable interest.

VAT

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

Energy Performance Certificate

Retail Unit: G125
Maisonette: E51

A copy of the EPC's are available upon request.



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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.