

# TO LET (MAY SELL)

## OFFICE / RETAIL (CONVERSION OPPORTUNITY)

Substantial three storey end-terraced building & private garden

Refurbished in 2010

Central position within popular tourist town

Qualifies for 100% rates relief (subject to occupier eligibility)

£16,000 per annum

Offers Over: £195,000



VIDEO TOUR



WHAT 3 WORDS



239-245 KING STREET, CASTLE DOUGLAS, DG7 1DT

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## Location

239-245 KING STREET, CASTLE DOUGLAS, DG7 1DT



**Substantial building with large garden occupying central position in 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, 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 property falls within a mixed-use district at the edge of the main retailing area.

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 sizeable three storey end-terraced property that was refurbished in 2010, together with a generously proportioned enclosed garden.**

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

In addition, there is a single-storey rear projection of brick construction with a painted render finish, under lean-to roofs clad with slate.

The property benefits from a ground floor sales frontage with recessed entrance door and fascia signage, as well as partial double glazing.

The internal accommodation extends to the following:

## Ground Floor

Open-Plan Sales Area / Reception, Office, Store & Toilet

## First Floor

Three Offices, Kitchen & Toilet

## Attic Floor

Two Offices / Stores & Storage Cupboard

The floors are of solid / suspended construction with carpet, vinyl and laminate coverings. The walls and ceilings have a painted / papered finish. Fittings are on modern lines.

The garden is laid to grass and includes a detached store.



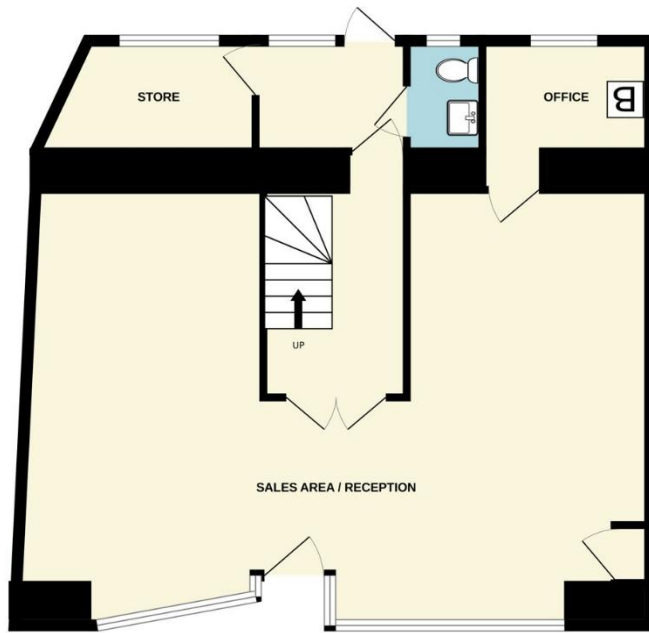
FLOOR AREAS	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	66.64	717
First Floor	44.58	480
Attic Floor	21.09	227
<b>TOTAL</b>	<b>132.31</b>	<b>1,424</b>

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

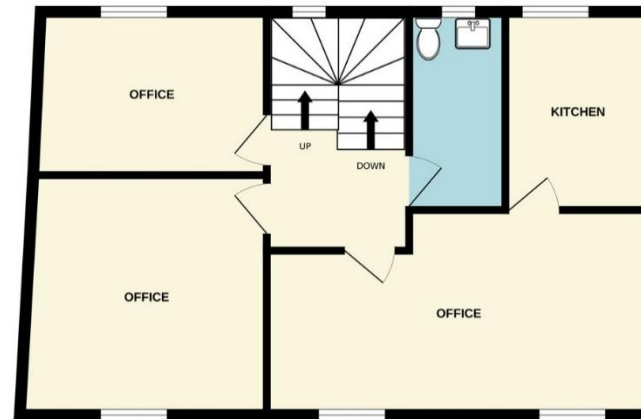


# Floor Plans

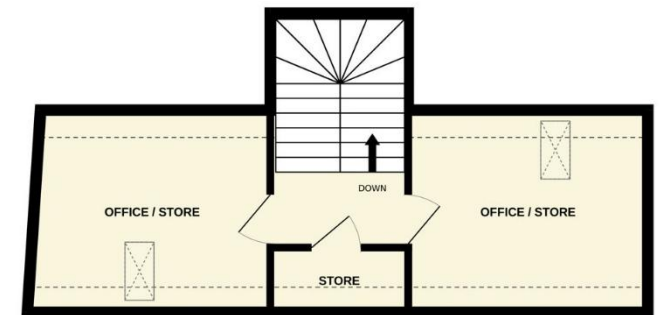
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Ground Floor



First Floor



Attic Floor





# Gallery

239-245 KING STREET, CASTLE DOUGLAS, DG7 1DT







# Site Plans

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## 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

RV - £7,200.

The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme, subject to occupier eligibility.

## Planning & Grant Funding

We assume the subjects benefit from Class 1A (shops, financial, professional & other services) or Class 4 (business) 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.

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

## Rent & Lease Terms

Rental offers around **£16,000 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 **£195,000** 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: E  
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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