

**TO LET**

**RETAIL /  
PROFESSIONAL**

**Ground floor unit**

**Prime trading pitch within  
popular tourist town**

**Gas central heating**

**Qualifies for 100% rates relief**

**NIA: 45.97 sq.m. (494 sq.ft.)**

**£6,000 per annum**



**VIRTUAL TOUR**



**WHAT 3 WORDS**



**76 KING STREET, CASTLE DOUGLAS, DG7 1AD**

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# Location

76 KING STREET,  
CASTLE DOUGLAS, DG7 1AD



**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.

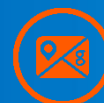
The property is situated on the northwestern side of King Street, which serves as the core town centre thoroughfare, and consequently occupies a prime trading position within the main retailing area.

Nearby commercial occupiers include Galbraith, Gowans clothing & home furnishings, Livingston tailors, Castle Chemist pharmacy, Post Office, Home Hardware, Wilkies, Scotmid, and Royal Bank of 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.

**Prominent and versatile town centre property**



FIND ON GOOGLE MAPS



# Description

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**The subjects comprise a ground floor unit with modernised frontage, offering open-plan sales space along with functional storage & welfare accommodation.**

The unit forms part of a larger two storey mid-terraced building of sandstone construction under a pitched and slated roof.

The accommodation is also contained within a rear projection formed in brick and surmounted by a slated roof.

The sales frontage is partially recessed, in union with the neighbouring unit, and consists of near full-height display windows, a glazed door, and full width fascia signage.

The internal accommodation extends to an open-plan sales area, stockroom / staff room, and staff toilet.

Natural daylighting is enhanced throughout by additional windows set within the rear projection.

The floors are of suspended timber construction with a mix of carpet & vinyl coverings. The sales area has painted walls together with a suspended acoustic tile / painted ceiling.



FLOOR AREA	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	45.97	494

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



# Floor Plan

76 KING STREET,  
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## Services

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

Space heating and hot water are provided by a gas-fired boiler, serving wall mounted radiators.

## 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 uses, subject to Local Authority consents.

Interested parties are advised to 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

Current RV: £5,500  
Proposed RV: £5,900

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

## Rent & Lease Terms

Rental offers around **£6,000 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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