

PRICE
REDUCTION

RETAIL / OFFICE

- > PRIME PITCH WITHIN TOURIST TOWN
- > TWO STOREY BUILDING WITH REAR PROJECTION
- > ATTRACTIVE TRADITIONAL SALES FRONTAGE
- > LET TO: GILLESPIE GIFFORD & BROWN (LLP)
- > EXPIRY: 18TH NOVEMBER 2028
- > FULL REPAIRING & INSURING LEASE
- > PASSING RENT: £14,250 PER ANNUM

GILLESPIE GIFFORD & BROWN

SOLICITORS
& ESTATE AGENTS

GG&B

INVESTMENT FOR SALE

135 KING STREET, CASTLE DOUGLAS, DG7 1LZ

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LOCATION

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.

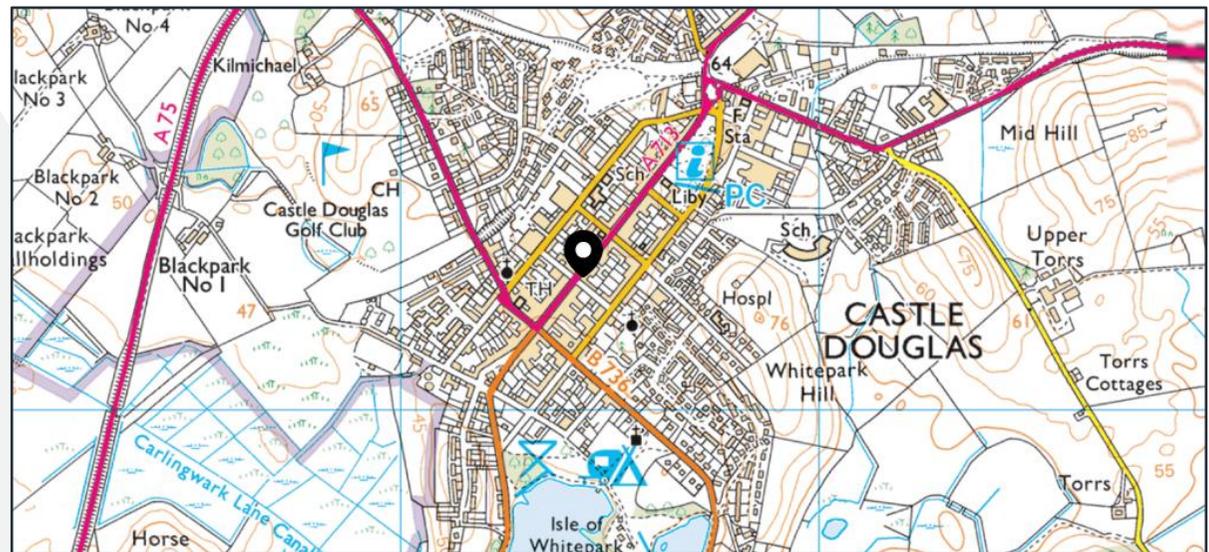
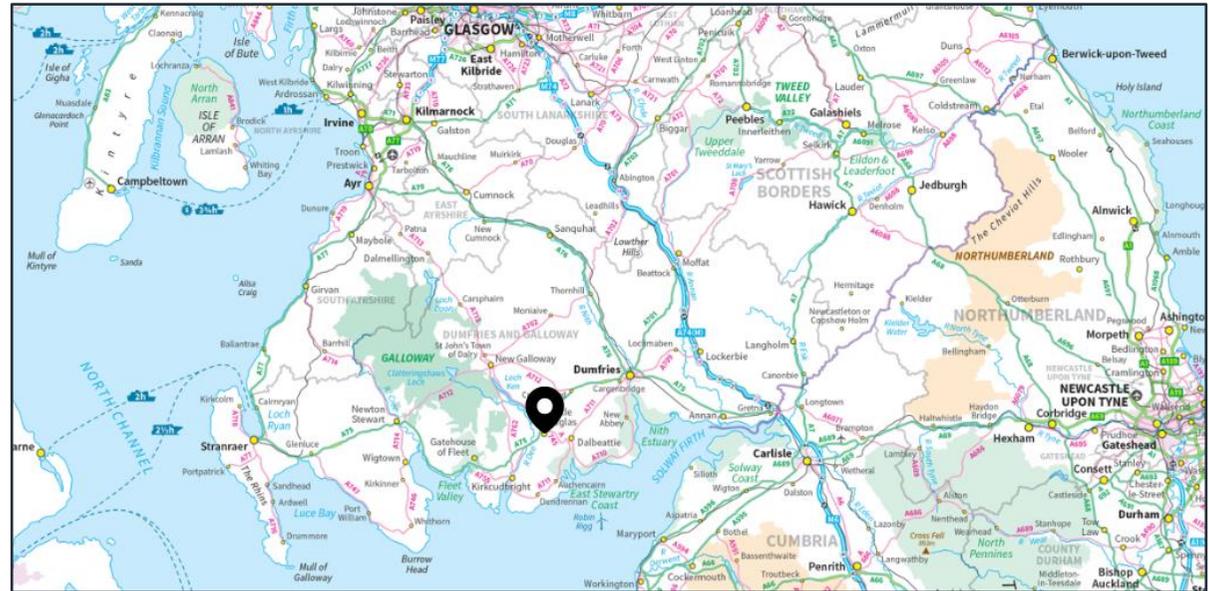
The A75 connects the A74(M) / M6 motorways at Gretna to Stranraer and the Cairnryan ferry ports. The regional capital of Dumfries lies approximately 18 miles to the east.

The property is situated on the south-eastern side of King Street, which serves as the core town centre thoroughfare, and occupies a prime pitch within the main retailing area.

Other nearby occupiers include Royal Bank of Scotland, Scotmid The Original Factory Shop, Wilkies, Boots Pharmacy, Post Office, Galbraith, Debra and Bank of Scotland.

On-street parking is available in the immediate vicinity and there is a bus stop set directly in front of the property.

The main public car park is also within a short walking distance.



DESCRIPTION

The subjects comprise a mid-terraced ground and first floor retail / office building, with single storey rear projection.

The main walls appear to be of traditional stone construction, with a painted external finish, surmounted by a pitched and slated roof at the front and a flat roof at the rear.

The unit has an attractive traditional shop frontage, with moulded timbers, two display windows, a central customer entrance door and full-width fascia signage.

The internal accommodation extends to the following:

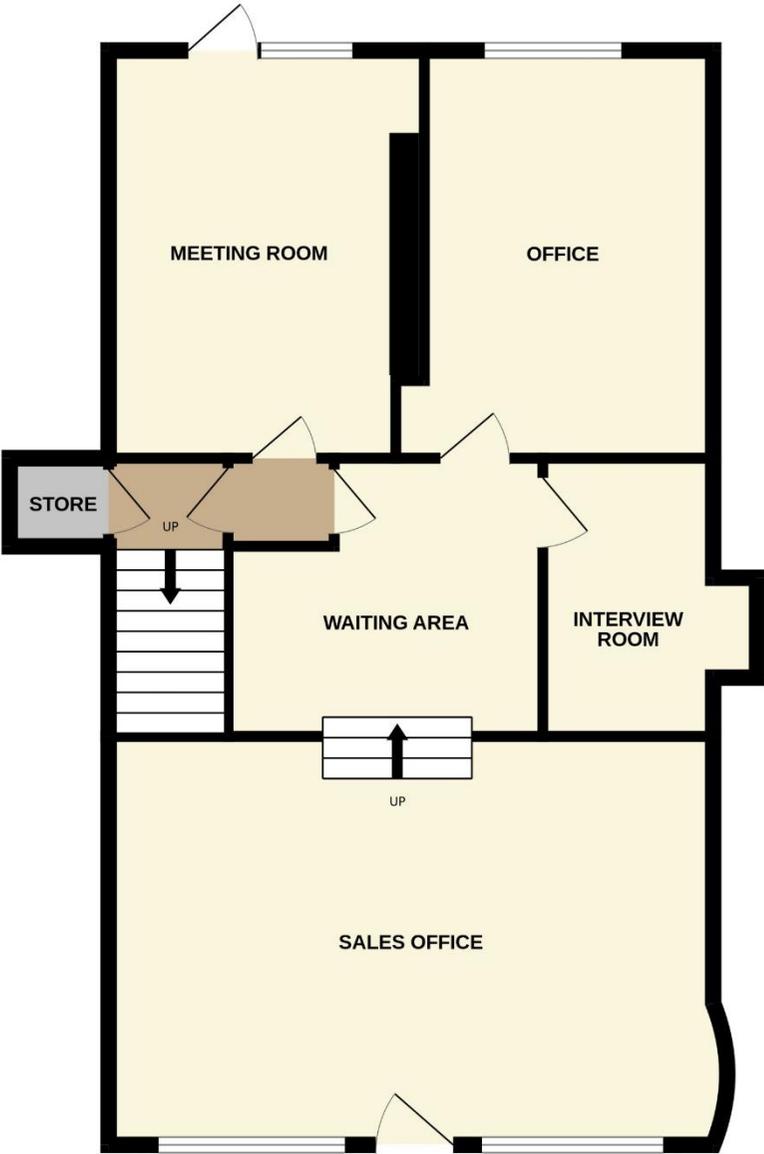
- Open-Plan Sales Office & Waiting Area
- Meeting Room
- Interview Room
- Two Private Offices
- Additional Office / Staff Room
- Unisex Toilet
- Storage Cupboards

The site extends to the footprint of the building only.

FLOOR AREAS	m ²	ft ²
Ground Floor	78.20	842
First Floor	26.11	281
TOTAL	104.31	1,123

The above areas, which have been calculated from on-site measurements, are stated on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.





THE TENANT

Gillespie Gifford & Brown (LLP) is a well-established firm of local solicitors and estate agents, which was originally formed in 1985.

The firm provides a wide variety of legal services, including property agency, residential & commercial conveyancing and leasing, wills & probate, family law and agricultural law.

The firm is presently managed by three partners and operates from the subject property as well as a second office, located in the nearby town of Dalbeattie.

Further information can be found at www.ggblaw.co.uk

LEASE TERMS

The property is let on a typical Full Repairing & Insuring basis.

The original lease commenced on 19th November 1992 although has since been extended on two separate occasions and expires on 18th November 2028. There is also a tenant break option on 18th November 2025.

The passing rent is £14,250 p.a.x. however there is an upward only open market rent review on 19th November 2025, and every three years thereafter.

RATING ASSESSMENT

RV - £9,100. The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

SERVICES

The property is connected to mains supplies of water and electricity, with drainage into the main public sewer.

Space heating is provided by a series of floor mounted electric storage radiators and wall mounted electric panel radiators.

Air conditioning has also been installed.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

PRICE

Purchase offers around **£150,000** are invited for our client's heritable interest.

VALUE ADDED TAX

We are verbally advised that the property is not VAT elected

LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the purchaser will be responsible for LBTT, registration dues and VAT where applicable.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 18 Castle Street, Dumfries, DG1 1DR | **Tel:** 01387 264333
Fraser Carson: f.carson@shepherd.co.uk | **Robert Maxwell:** robert.maxwell@shepherd.co.uk

www.shepherd.co.uk

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