

## OFFICE / RE-DEVELOPMENT

- > TWO STOREY & ATTIC OFFICE PREMISES
- > AFFLUENT TOURIST TOWN
- > PRIME PITCH & FRONTING MAIN THOROUGHFARE
- > MULTIPLE ENTRANCE DOORS
- > GAS CENTRAL HEATING
- > POTENTIAL FOR RESIDENTIAL CONVERSION
- > REAR GARDEN WITH VEHICLE ACCESS FROM PUBLIC ROAD



# FOR SALE

**63 KING STREET, CASTLE DOUGLAS, DG7 1AG**

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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.

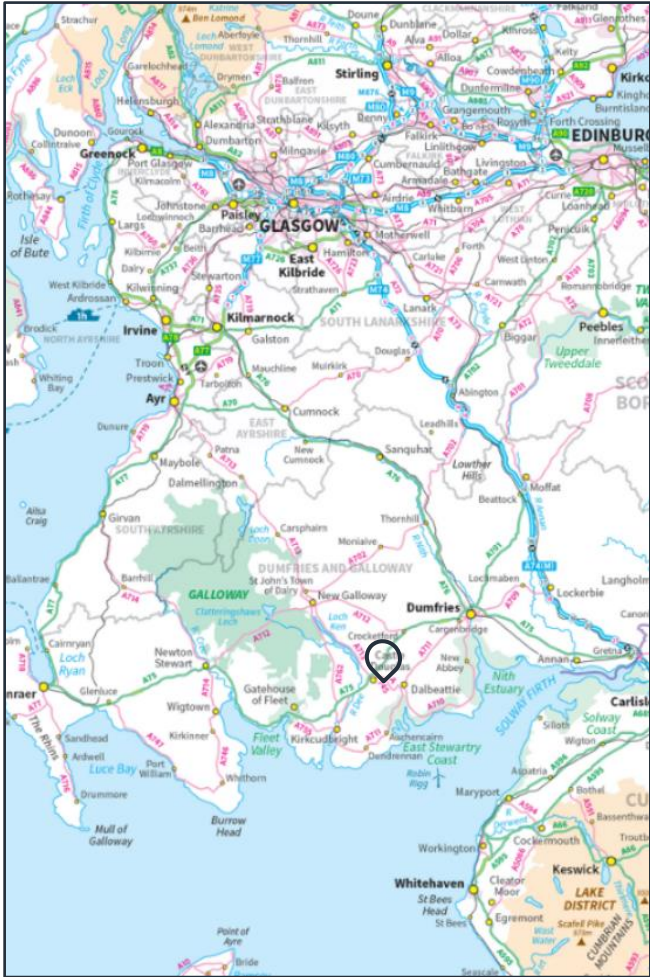
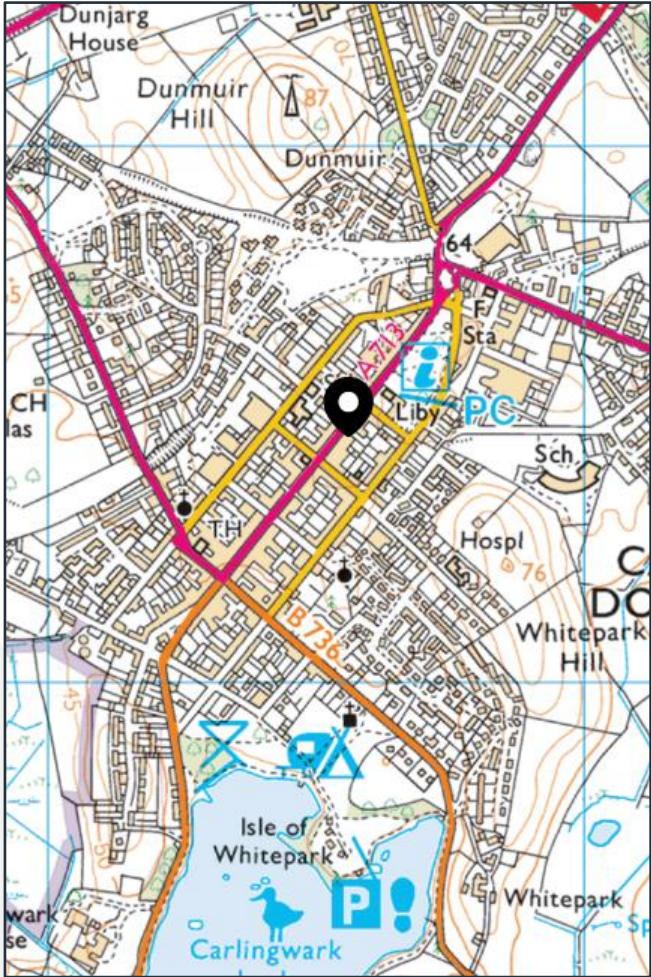
The A75 connects the A74(M) / M6 motorways at Gretna to Stranraer and the Cairnryan ferry ports. The regional capital of Dumfries lies approximately 18 miles to the east.

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 are bus stops nearby.

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



63 KING STREET, CASTLE DOUGLAS



## DESCRIPTION

The property comprises a ground, first, and attic floor mid-terraced building, understood to have been originally constructed as a banking hall with associated offices and manager's accommodation in the late 19th century.

The original building is of stone construction, with subsequent rear extensions of brick construction. The roofs over are pitched and clad with slates. Windows are a mix of single-glazed timber casement and double-glazed uPVC casement design.

The building benefits from two entrance doors within the front elevation, together with an additional entrance door at the rear.

The internal accommodation is generously proportioned, with many of the buildings original features having been retained, including walk-in vaults, timber panelling, cornicing, staircases and fireplaces.

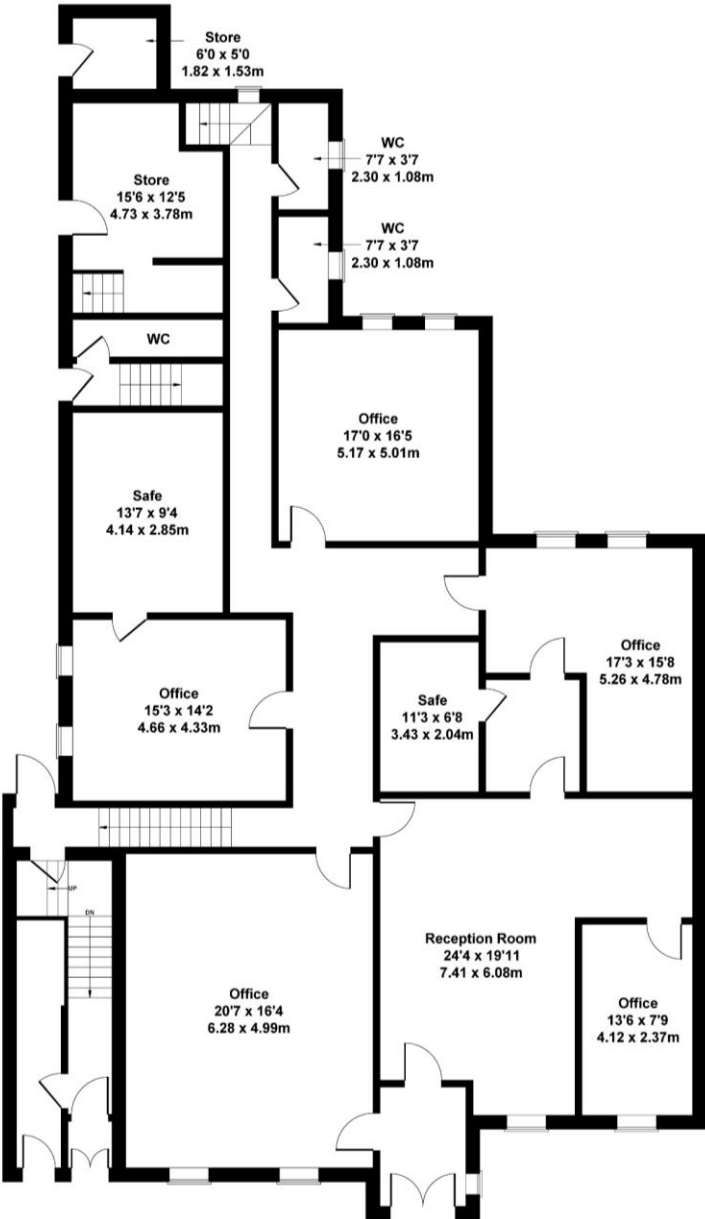
The floors generally have a carpet covering, with most of the walls and ceilings having a painted and/or papered finish.

Externally, the site extends to the footprint of the building together with a small area of ground at the front and a sizeable garden to the rear, which benefits from vehicle access onto King Street via a shared pend within the neighbouring property.

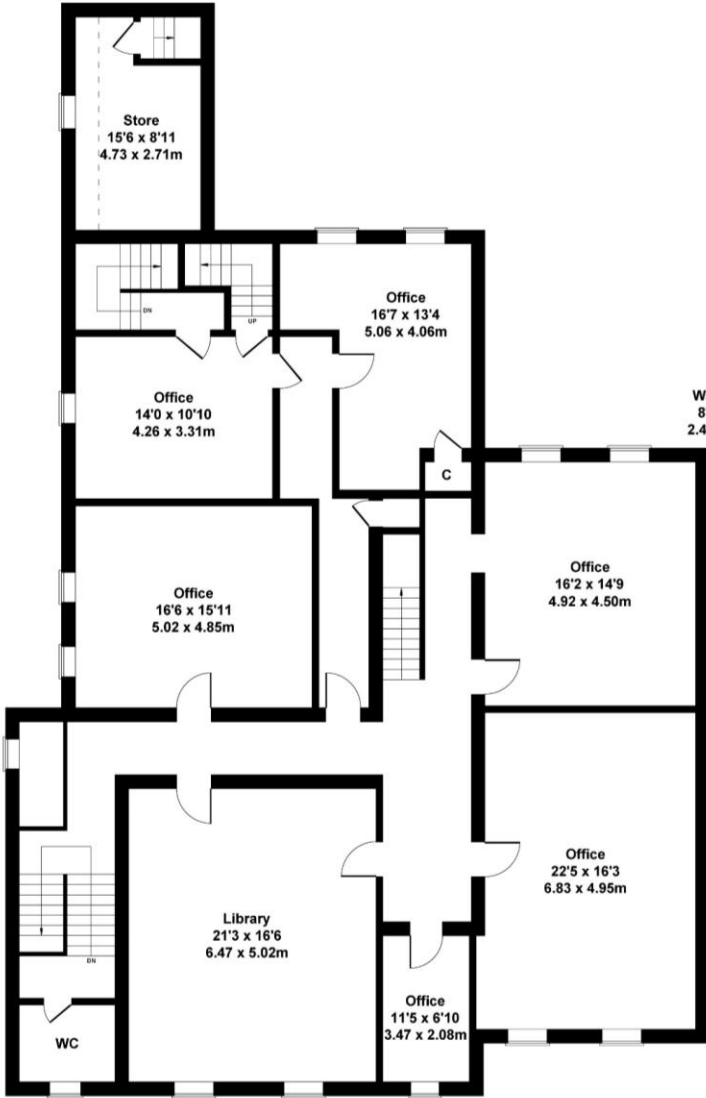
FLOOR AREAS	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	166.32	1,790
First Floor	153.85	1,656
Second Floor	99.32	1,069
Mezzanine	10.17	109
<b>TOTAL</b>	<b>429.66</b>	<b>4,624</b>

The above floor 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.

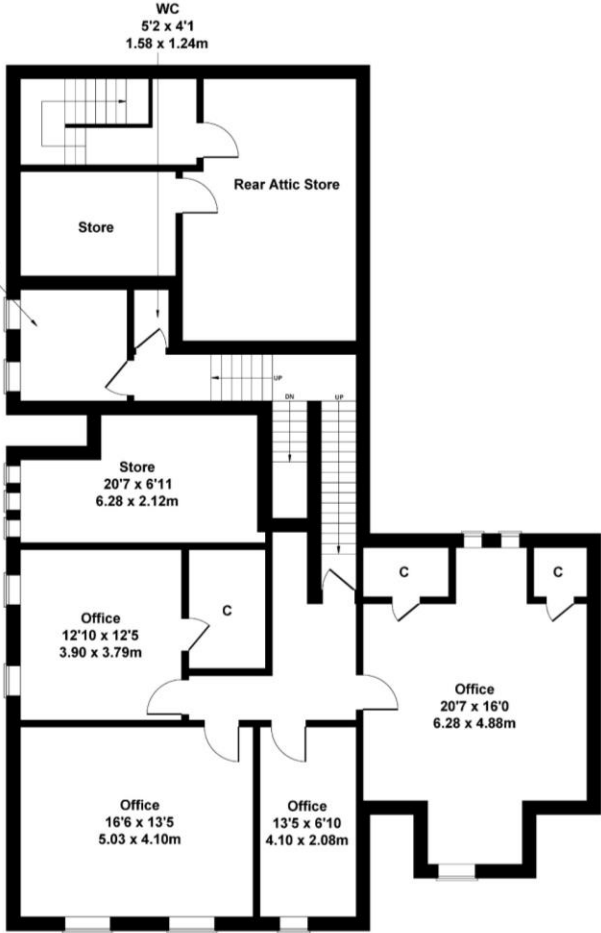




Ground Floor







First Floor



Attic Floor



-  Vehicular & Pedestrian Rights of Access granted to 63 King Street to access rear garden.
-  Vehicular & Pedestrian Access granted over subject property to the proprietors of 69 & 71 only.
-  Pedestrian access granted to 59 King Street for access to rear garden.
-  Ownership Boundary

## SERVICES

The property is connected to mains supplies of water, gas, electricity and drainage.

Space heating is provided by a gas-fired boiler serving a series of wall mounted radiators.

## BUSINESS RATES

Rateable Value: £23,300

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: E

## PRICE & VALUE ADDED TAX

Purchase offers over **£200,000** are invited for our client's heritable interest.

We understand 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.

## PLANNING & GRANT FUNDING

The subjects were previously used as a solicitor's office & estate agents. We therefore assume the property benefits from a Class 1A (Shops, Financial, Professional and Other Services) consent; however, the property may be suitable for a variety of other commercial uses, subject to the necessary Local Authority consents.

In addition, there is scope for the property to be developed for residential use, subject to Local Authority consents.

Potential grant funding for residential conversion may be awarded by Dumfries & Galloway Council. Further information is available at: <https://www.dumgal.gov.uk/article/17433/Town-Centre-Living-Fund>

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

## MONEY LAUNDERING

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 and 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.



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

**Shepherd Chartered Surveyors** 18 Castle Street, Dumfries, DG1 1DR | Tel: 01387 264333

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[www.shepherd.co.uk](http://www.shepherd.co.uk)

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: JUNE 2024**