

FOR SALE

Office / Redevelopment

Striking three storey office
(formerly a bank with flat above)

Very prominent corner building set
in heart of historic harbour town

Sympathetically maintained with
original features preserved

NIA: 158.25 m² (1,703 ft²)

Qualifies for 100% Rates Relief

Suited to various commercial uses
and residential conversion (STC)



VIDEO TOUR



WHAT 3 WORDS

27 ST CUTHBERT STREET, KIRKCUDBRIGHT, DG6 4DJ

CONTACT: Fraser Carson: f.carson@shepherd.co.uk

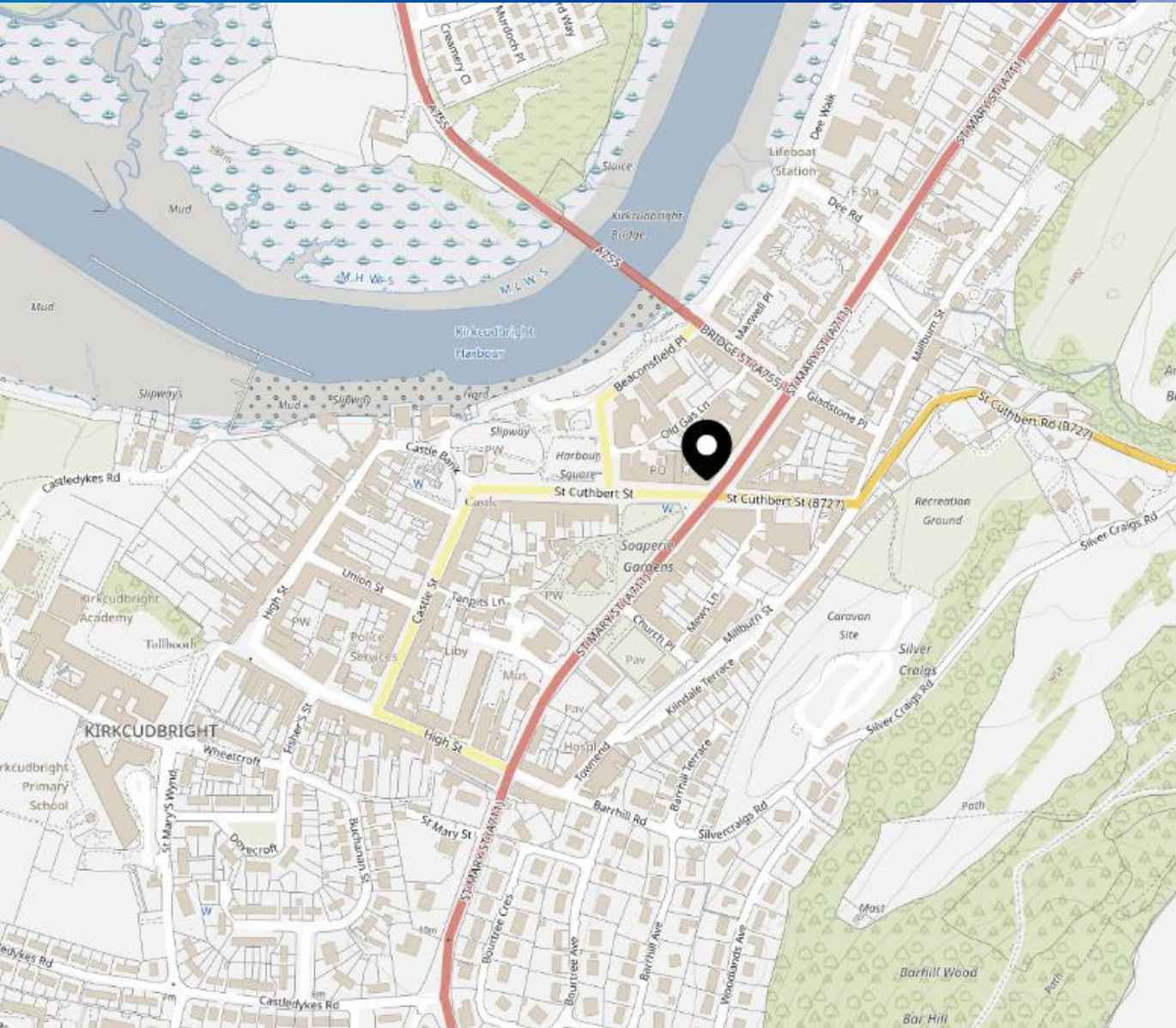
Robert Maxwell: robert.maxwell@shepherd.co.uk | 01387 264333 | www.shepherd.co.uk





Location

27 ST CUTHBERT STREET, KIRKCUDBRIGHT, DG6 4DJ



The subjects occupy an enviable position within Kirkcudbright's primary retailing area, benefitting from frontages onto both St Cuthbert Street & St Mary Street.

Kirkcudbright, with a population of around 3,200, is an attractive harbour town of historic and architectural interest, set on the banks of the River Dee at its estuary with the Solway Firth coast.

The town is located within the Dumfries & Galloway council area, at the intersection of the A711 and A755, around 27 miles southwest of Dumfries and 49 miles east of Stranraer. The A75 trunk road lies around 5 miles to the north.

The property overlooks the Soaperie Gardens and is within short walking distance of the harbour and MacLellan's Castle.

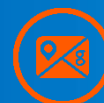
On-street parking is available in the immediate vicinity. There is also a public car park nearby.

Kirkcudbright is well established as a tourist destination and is recognised as the region's 'Artists Town' with a thriving colony of painters and craft workers, together with numerous galleries.

Commercial operators include a wide variety of independent and boutique retailers, national multiples and franchises, professional services, and family-run hotels, pubs & restaurants.

Other facilities include a primary school, secondary school, public swimming pool, golf course, tennis courts, and a marina.

Attractive corner building occupying a central position within popular tourist destination



FIND ON GOOGLE MAPS



Description

27 ST CUTHBERT STREET, KIRKCUDBRIGHT, DG6 4DJ



The property forms a category C listed corner terraced building that was constructed during the early 19th century prior to being converted into a bank with manager's flat above, and more recently used as professional offices.

The original building is of traditional stone construction, with ornate details such as a castellated parapet and an oriel bay window, surmounted by a pitched and slated roof with gabled dormers.

To the rear is a subsequent two-storey projection of brick construction under a flat roof clad with fiberglass.

Windows are of timber sash design, with some containing leaded stained glass.

An entrance vestibule provides admission to the ground floor reception area with a further door leading to an inner hall and stairwell, offering independent access to the first and second floor accommodation.

The floors are of solid concrete construction at ground level, with the upper floors being of suspended timber construction.

Internal features include decorative floor tiles, a sculpted staircase, wood panelled doors, moulded architraves, cornicing, alcoves, and cast fireplaces.

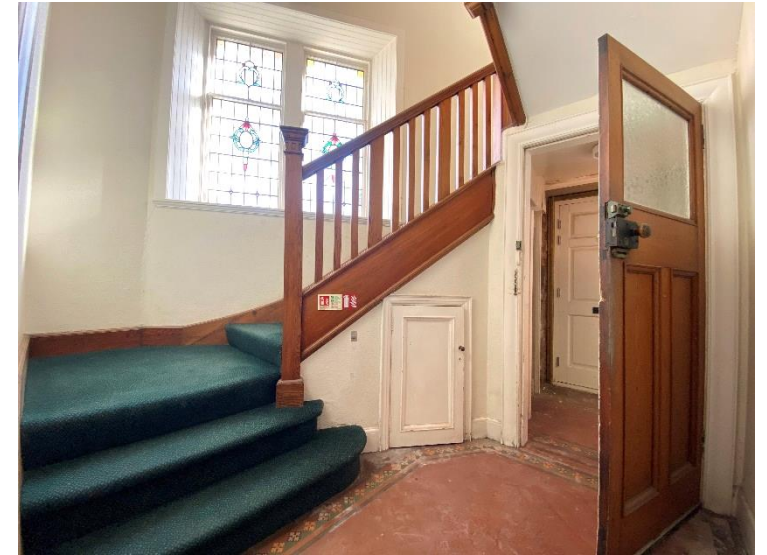
The site extends to the footprint of the building, with fire escape provision at the rear.





Description

27 ST CUTHBERT STREET, KIRKCUDBRIGHT, DG6 4DJ

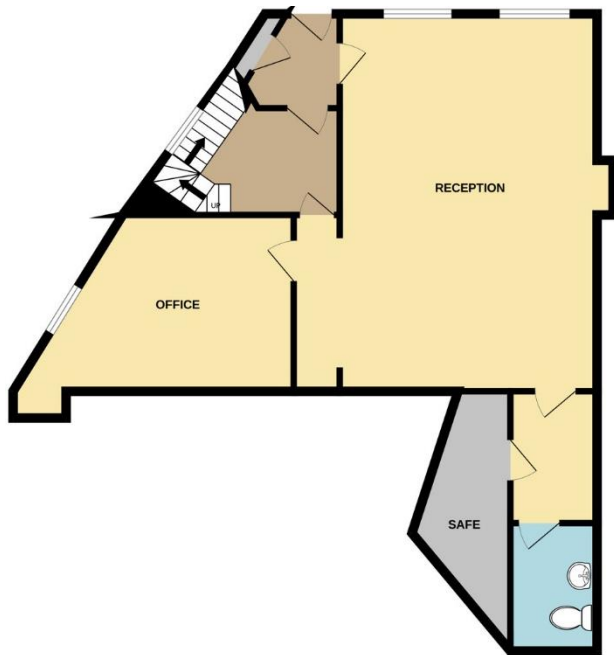




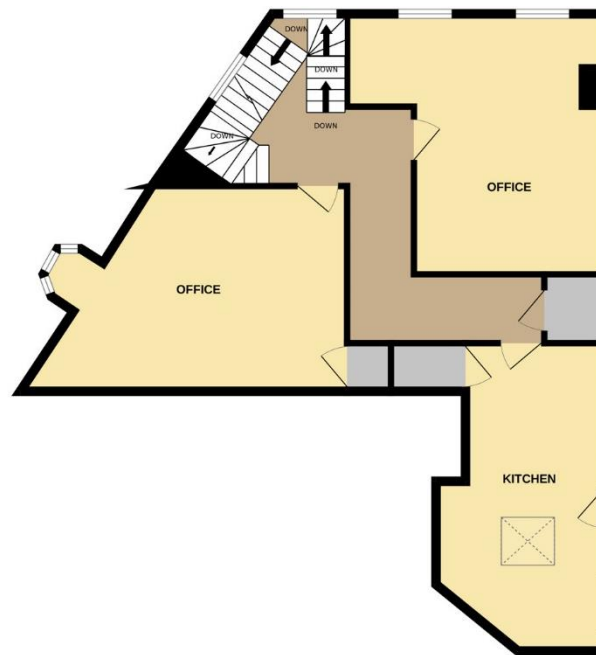
Floor Plans

27 ST CUTHBERT STREET, KIRKCUDBRIGHT, DG6 4DJ

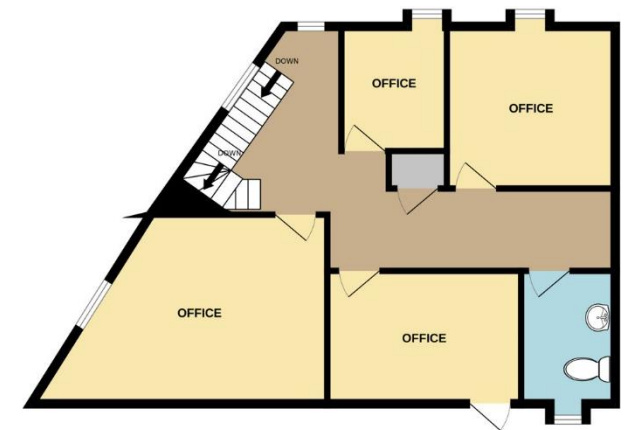
Ground Floor



First Floor



Second Floor



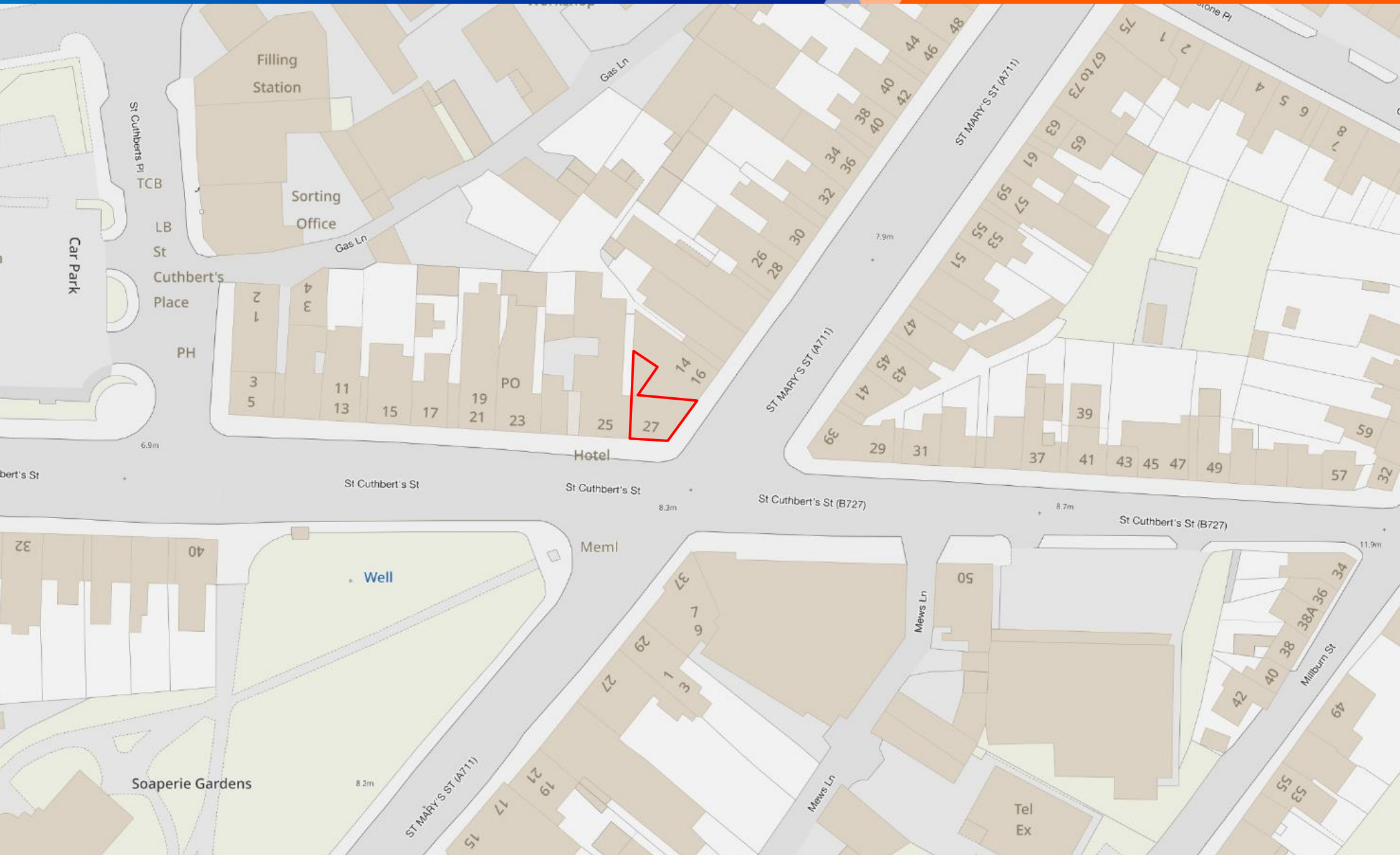
FLOOR AREAS	m ²	ft ²
Ground Floor	54.65	588
First Floor	57.99	624
Second Floor	45.61	491
TOTAL	158.25	1,703

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



Site Plan

27 ST CUTHBERT STREET, KIRKCUDBRIGHT, DG6 4DJ





Services

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

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

Rateable Value

RV - £5,500.

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

Planning

We assume the property is registered for Class 1A (Shops, financial, professional and other services) or Class 4 (Business) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The subjects may however be 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.

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. PUBLICATION DATE: **NOVEMBER 2024**

Price

Purchase offers around **£160,000** 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 costs incurred in the transaction.

The purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Energy Performance Certificate (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

Get in Touch

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



Fraser Carson

f.carson@shepherd.co.uk



Robert Maxwell

robert.maxwell@shepherd.co.uk

Shepherd Chartered Surveyors

18 Castle Street, Dumfries, DG1 1DR

t: **01387 264333**



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.

shepherd.co.uk

