

## OFFICE / RETAIL

- > THREE STOREY MID-TERRACED BUILDING
- > PRIME POSITION WITHIN TOURIST TOWN
- > FORMER TSB BRANCH
- > MODERN RECESSED FRONTAGE
- > QUALIFIES FOR 100% RATES RELIEF
- > CLASS 3 / HOT FOOD TAKEAWAY CONSENT APPLIED FOR

TO LET / MAY SELL

**55 KING STREET, CASTLE DOUGLAS, DG7 1AE**

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**DESCRIPTION**

The subjects comprise a former TSB branch extending over ground, first and second floors. The main walls are of stone / brick construction, surmounted by flat felt and slate clad roofs. There is also a large single storey flat roof projection at the rear.

The ground floor benefits from a modern recessed sales frontage whilst the first floor has a fully glazed in-fill feature wall.

The site extends to the footprint of the building together with a modest area of garden ground at the rear.

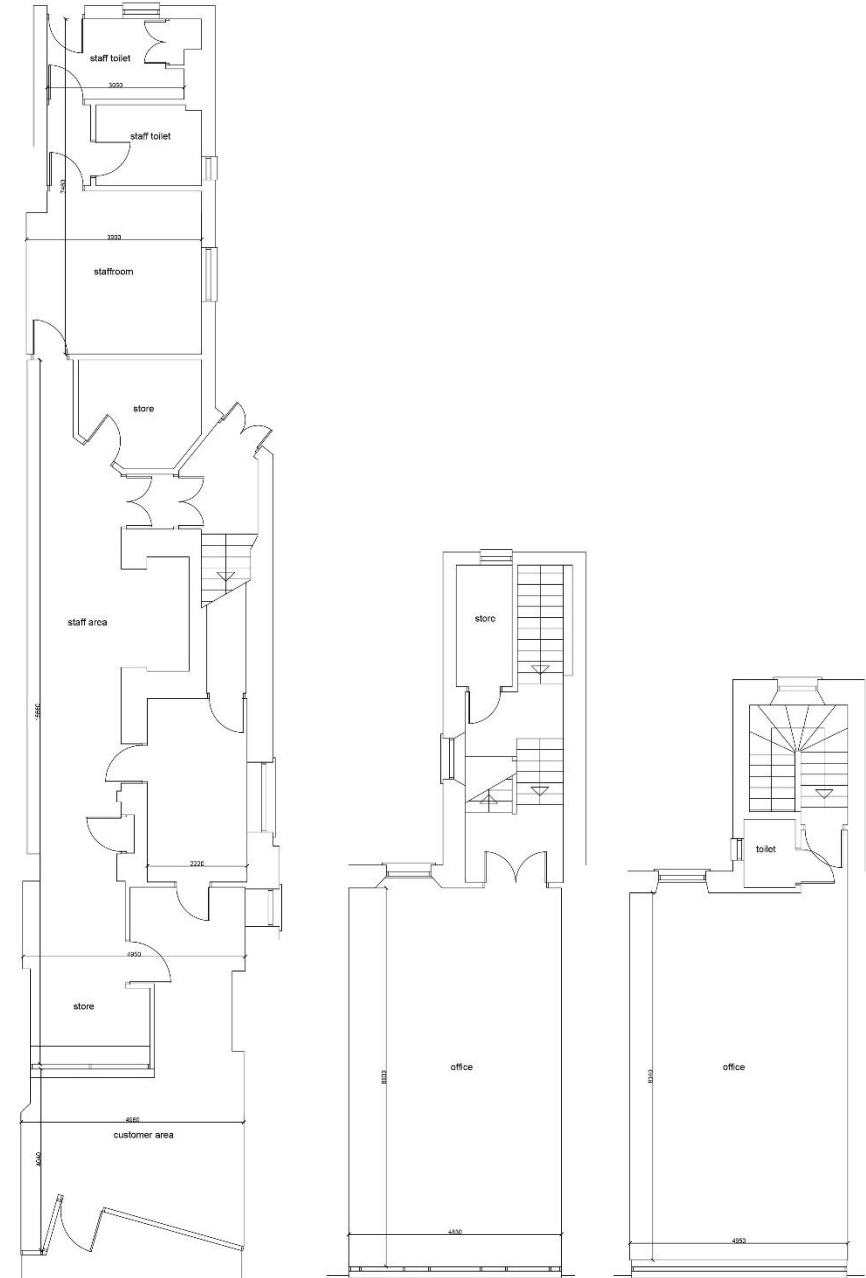
Internally the property retains the banking hall fit-out, including cellular customer reception, offices, staff room and toilet facilities on the ground floor, together with large open-plan offices on the first and second floors..

The floors have a carpet / vinyl covering. The customer reception is finished with attractive timber panelling and mirror clad walls. The ceilings and remaining walls have a painted finish.

<b>FLOOR AREAS</b>	<b>m<sup>2</sup></b>	<b>ft<sup>2</sup></b>
Ground Floor	96.27	1,036
First Floor	45.49	490
Second Floor	40.81	439
<b>TOTAL</b>	<b>182.57</b>	<b>1,965</b>

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.





## LOCATION

CASTLE DOUGLAS, with a population of circa 4,200, is the main administrative town serving the Stewarty district of Dumfries and Galloway. The town is a popular boutique retailing centre, attracting good levels of tourist trade, and is the main market town for the surrounding hinterland.

The town is also known as the regions 'Food Town' hosting a variety of events throughout the year and supporting a large number of local businesses within the food & drink sector.

The property occupies a prominent position within the town centre, lying at the northern end of the prime retailing area.

Other nearby properties include the local library and public swimming pool, Mr Pooks Kitchen, Hewats solicitors, Galbraiths, Boots Pharmacy, Post Office, Wilkies and Scotmid convenience store.

## PRICE, RENT & LEASE TERMS

Purchase offers over **£155,000** are invited.

Rental offers over **£13,500 per annum** are invited,

A new lease is available on a Full Repairing and Insuring (FRI) basis, for a flexible term. Incentives are available, subject to the length of lease agreed.

## SERVICES

Mains supplies of water, gas, electricity and drainage.

Space heating is provided by a gas fired boiler serving wall mounted radiators, together with a series of electric panel heaters.

## RATING ASSESSMENT

Rateable Value: £10,600. The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

## PLANNING

The property is capable of continued Class 1 (Retail) or Class 2 (Professional) use. A planning application for Class 3 (Food & Drink) / Hot Food Takeaway use has been submitted.

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

## VALUE ADDED TAX

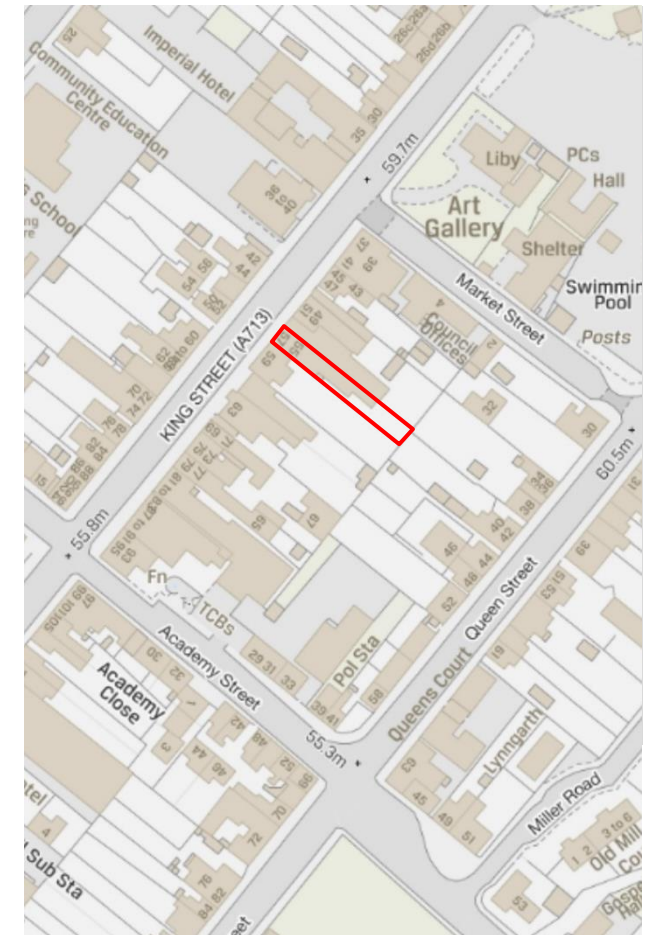
We are verbally advised that the property is not VAT elected.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: E  
A copy of the EPC is available on request.



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

**Shepherd Chartered Surveyors** | Fraser Carson | [f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk) | 01387 264333  
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