

MIXED USE

- > CORNER TERRACE BUILDING
- > POPULAR TOURIST TOWN
- > GROUND & FIRST FLOOR RETAIL UNIT
- > PREVIOUS FOOD USE & RETURN FRONTAGE
- > QUALIFIES FOR 100% RATES RELIEF
- > TWO PUBLIC ROOM & FOUR BEDROOM HOUSE
- > ADDITIONAL ATTIC ROOMS & REAR COURTYARD
- > MANAGEABLE INVESTMENT OR 'LIVE-WORK' OPPORTUNITY
- > POTENTIAL RENTAL INCOME OF £12,760 PER ANNUM



FOR SALE

197-199 KING STREET, CASTLE DOUGLAS, DG7 1DT

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DESCRIPTION

The property is of traditional stone / brick construction surmounted by pitched roofs, clad in a mix of slate and tile, together with a flat roof over the rear extension. There is a secure alleyway at the rear, shared with the neighbouring property.

RETAIL UNIT

The retail unit occupies part of the ground floor within the main building and projects backward into the two-storey section of the property which fronts St Andrew Street.

The unit has a traditional sales frontage onto King Street including a glazed timber entrance door and three-quarter height display window. There is also a return frontage along St Andrew Street which includes two additional display windows.

There is a ground floor prep room at the rear of the sales space, which then leads to a first floor stock room / office and staff toilet. The sales space has a laminate floor covering, painted walls and ceiling together with exposed timber features. The prep room is clad with wipe-clean panelling. The first floor stock room / office has a timber floor with painted walls and PVC clad ceiling.

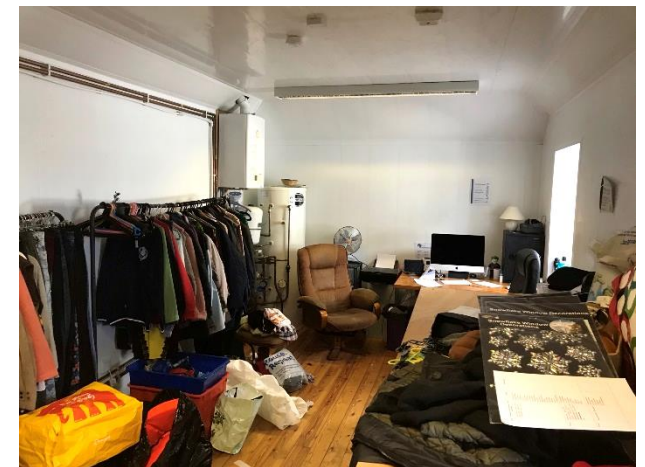
The unit is capable of supporting a Class 3 operation given its has previously been used for the process and sale of food produce.

FLOOR AREA

m² ft²

Ground Floor	48.83	526
First Floor	21.40	230
TOTAL	70.23	756

The above areas, which has 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.



HOUSE

The house is entirely self-contained, with its own entrance door from King Street, and extends over part of the retail unit.

The internal accommodation is as follows:

Ground Floor:
Entrance Hall, Lounge, Dining Room & Kitchen

First Floor:
Three Double Bedrooms, Single Bedroom & Family Bathroom

Attic Floor:
Two Store Rooms

The property is finished to a typical residential standard, including a fitted kitchen and modern bathroom. There is an open fire in the lounge.

To the rear of the property is an enclosed courtyard, which is accessible from the kitchen and secure alleyway.

FLOOR AREA	m²	ft²
Ground Floor	47.99	517
First Floor	71.58	770
Attic Floor	13.78	148
TOTAL	133.35	1,435

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



LOCATION

CASTLE DOUGLAS, with a population of around 4,200, is the main administrative town serving the Stewartry 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 rural areas.

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 heart of the town centre, lying on the south-eastern side of King Street at the St Andrew Street intersection.

On-street parking is available in the immediate vicinity.

RENTAL INCOME

The property is capable of producing an annual rental income of around £12,760 p.a. allocated as follows:

Retail Unit: £6,760 p.a.

House: £6,000 p.a.

PRICE

Purchase offers over **£150,000** are invited.

SERVICES

Mains water, gas, electricity and drainage.
The retail unit and house have separate utility supplies.

Space heating is provided by separate gas fired boilers serving wall mounted radiators.

RATING ASSESSMENT & COUNCIL TAX BAND

Retail Unit: £4,700.

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

House: Band C

VALUE ADDED TAX

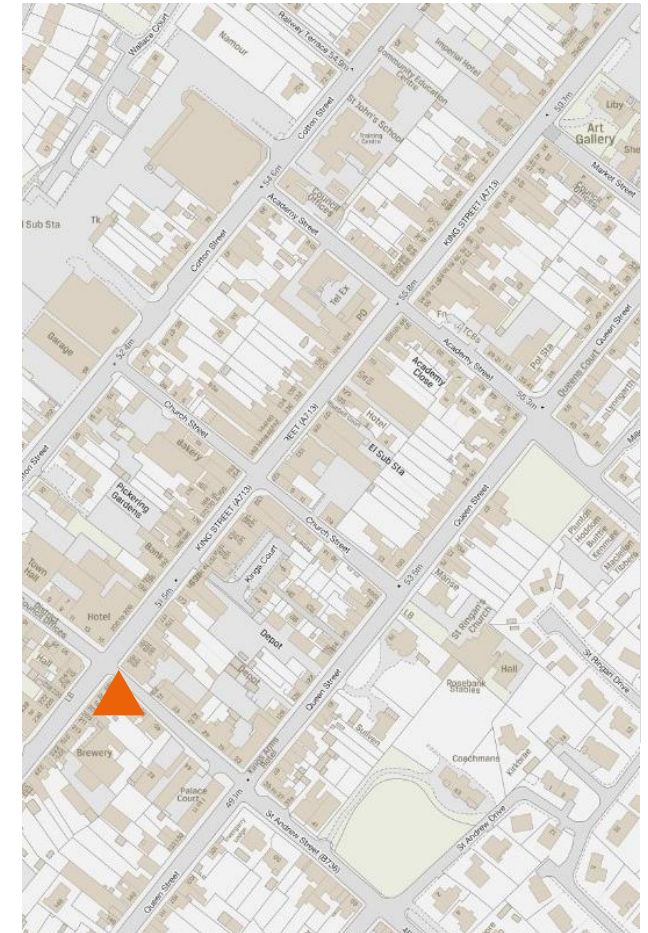
We are verbally advised that the property is not VAT elected.

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.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: Retail Unit (E+) | House (E)
A copy of the EPC's are available on request.



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

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