

To Let / May Sell

Prime Retail Unit - Class 3 / Hot Food takeaway consent applied for

55 King Street, Castle Douglas DG7 1AE

Location

Castle Douglas is located approximately 18 miles south west of Dumfries and has a resident population in excess of 4,500 persons. The town benefits from an expanding tourist industry and is bypassed by the A75 truck road which links the ferry port at Cairnryan with the M74 motorway at Gretna.

The subject premises are located on King Street with nearby occupiers being Boots Pharmacy, McCowan & Son, The Mad Hatter, Panache, John Low Newsagent and The Solicitors Property Centre.

Description

The premises comprise a double windowed retail unit arranged over ground and two upper floors within a three storey stone building.

Internally the premises comprise a former banking hall, a number of small offices, staff welfare and WC facilities.

Accommodation

The premises extend to the following net internal areas -

Ground Floor	1,036 sqft	96.27 sqm
1st Floor	490 sqft	45.49 sqm
2nd Floor	439 sqft	40.81 sqm

Rating

The premises are entered into the 2017 Valuation Roll as follows:

Rateable Value	£10,600
Commercial Rate Pounding (exclusive of water and sewerage rates)	£0.498

Qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

Planning

The property benefits from Class 1 & Class 2 consent, however, subject to planning, could lend itself to Class 3 / hot food takeaway.

Rent

Offers in excess of £13,500 per annum are sought.

Price

Offers in excess of £155,000 are invited.



Lease Terms

The premises are available on a new full repairing and insuring lease.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Entry

By agreement

Energy Performance Certificate

EPC Rating = E

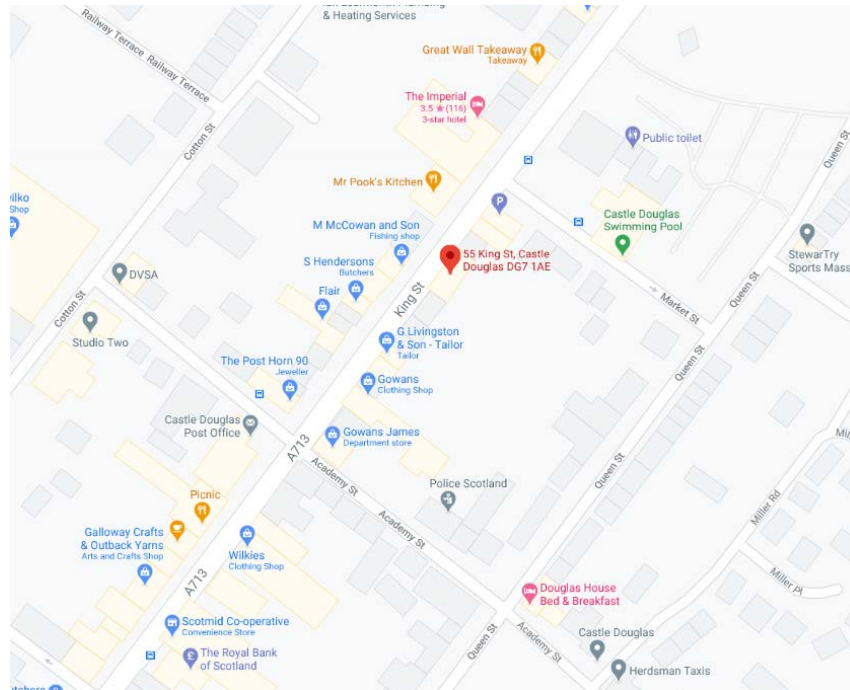
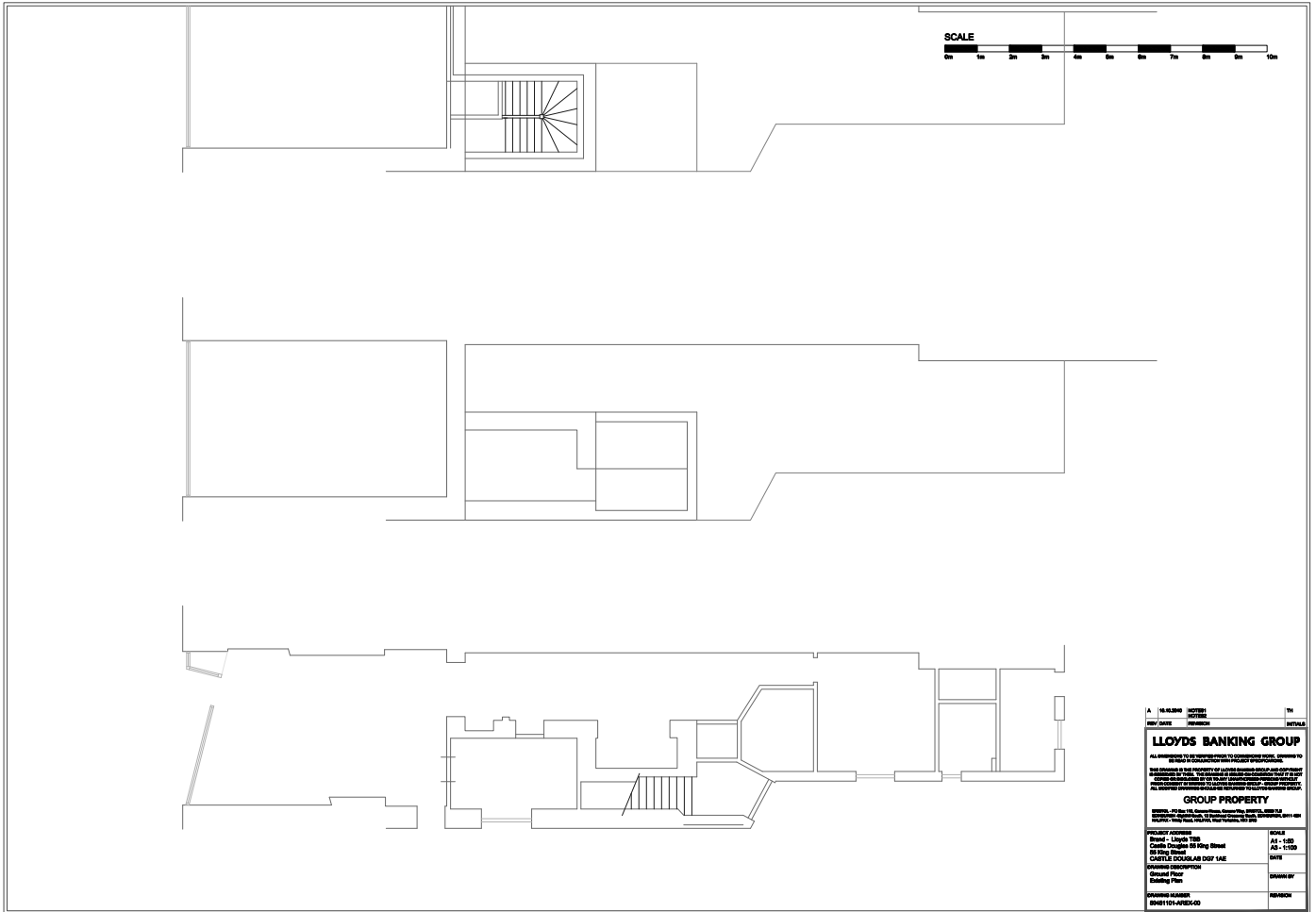
A copy of the EPC and Recommendation Report can be provided on request.

Viewing and Further Information

Strictly by appointment through the joint letting agents:

Andrew Britton
andrew@culverwell.co.uk
0141 275 3306 / 07990 505 421

Shepherd Commercial
Fraser Carson
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