



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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27 King Street,
Castle Douglas.
DG7 1AA

£120,000



- Prime Location
-



Ref: PRA10086

Viewing Instructions: Strictly By Appointment Only

Regulated by RICS



OFFICE AT DUMFRIES AND NEWTON STEWART
 PARTNERS: **DFRE EVANS** FRICS **DB TELFORD** BSc MRICS **JR STALKER** BSc FRICS ACI Arb
SJ ALLEN BSc MRICS **JAW McMILLAN** BSc MRICS
 CONSULTANTS: **WGN GOURLAY** FRICS



General Description

Good quality office/retail premises with additional potential for residential conversion. The property occupies a good trading position opposite the town car park on the main shopping street in Castle Douglas town centre. Full gas fired central heating. Large private garden.

The property occupies a prime position at the top end of King Street, opposite the main town centre car park in the commercially buoyant town of Castle Douglas. The location is shown on the OS extract below

The property originally comprised 2 mid terraced buildings which were connected to form single use offices 30 years ago.

The left hand part of the building originally comprised a 2 storey and basement dwelling house currently utilised as offices and with excellent potential for reconversion to residential use. The right hand part of the building originally comprised ground and basement premises which are currently utilised as offices but can equally be used for Class I retail use with excellent display frontage onto King Street.

Total net internal area on 3 floors 168m²/1812 sq. ft.

Accommodation

Entrance Vestibule

2.33m² (25 sq ft)

Hallway

5.39m² (58 sq ft)

Open Plan Office

28.76m² (310 sq ft)

Toilet

1.05m² (11 sq ft)



Open plan office/retail area

48.62m² (523 sq ft)

Rear Office

21.25m² (228 sq ft)

Toilet 2

2.17m² (23 sq ft)

Landing

6.42m² (69 sq ft)

First Floor Office 1

Located to the front of the building 10.29m² (111 sq ft)

First Floor Office 2

Located to the rear of the building 12.26m² (132 sq ft)

Basement Hallway

5.27m² (57 sq ft)

Basement Office/Store

21.75m² (234 sq ft)

Rear Vestibule

1.79m² (19 sq ft)

Right hand Hallway

4.5m² (48 sq ft)

Right Hand Store

14.46m² (155 sq ft)

Dark Store

10.98m² (118 sq ft)

Rear Vestibule 2

3.47m² (37 sq ft)

Total Internal Area

200m² (2158 sq ft)

Net Internal Area

168m² (1812 sq ft)

Services

Mains supplies of water, gas and electricity are connected.

Drainage is to the public sewer.

Separate services are installed to the left and right hand buildings with each building having its own full gas fired central heating system.

Energy Rating: G



Outside

The building frontage adjoins the public footpath on King Street.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

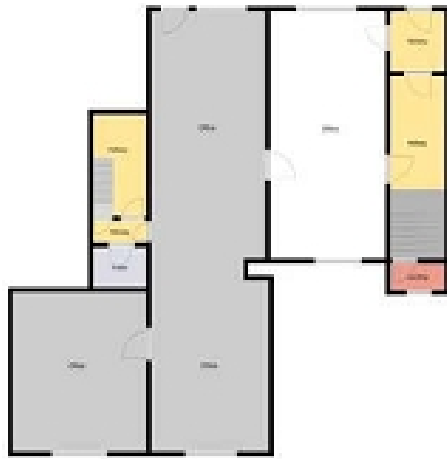
We are informed that the tenure is Feudal

Council Tax

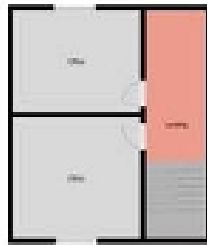
Band Not Specified



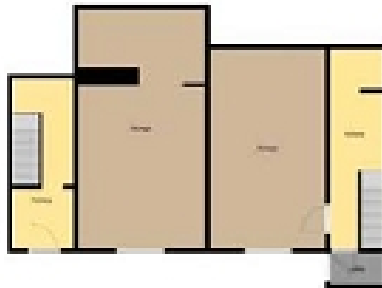
Ground Floor



First Floor



Basement





Promap V2
LANDMAP INFORMATION

Outdated Survey © Crown Copyright 2011. All Rights Reserved.
License number: 10002412
Printed Scale: 1:10000 Topographic

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.