

gmt&co

G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

27 KING STREET, CASTLE DOUGLAS, DG7 1AB
TEL: 01556 504030 FAX: 01556 503277 EMAIL: cd@gmthomson.co.uk

www.gmthomson.co.uk

**FOR SALE/TO LET
[DUE TO RELOCATION]**

**OFFICE AND WORKSHOP PREMISES
235 KING STREET
CASTLE DOUGLAS
DG7 1DT**



Office and workshop premises with window frontage onto the main street within Castle Douglas town centre.

The property has a total gross internal floor area of 115m²/1247 sq.ft. and is ideally suited for the establishment of a craft/trade workshop business at an affordable price within a popular buoyant commercial area.

PRICE:-

**FOR SALE: OFFERS IN EXCESS OF £50,000 ARE INVITED.
TO LET: RENTAL OFFERS IN EXCESS OF £4,500 PER ANNUM
ARE INVITED.**



OTHER OFFICES AT DUMFRIES AND NEWTON STEWART

Location

The property is located in a buoyant commercial area towards the south end of Castle Douglas town centre.



Description

The front office with reception forms the ground floor of a terraced 2 storey and attic block with side entrance and window frontage onto King Street.

The rear workshop/office and stores occupy a back-lying position with pedestrian access from King Street where on street parking is available.

Accommodation

Accommodation	Approx. Gross Internal Floor Area
Front office/reception	21.52m ² /232 sq.ft.
Rear workshop	24.22m ² /261 sq.ft.
Workshop office	7.09m ² /76 sq.ft.
Entrance with wc	6.20m ² /67sq.ft.
First floor store	40.20m ² /433 sq.ft.
Rear store	16.55m ² /178 sq.ft.

Total 115.78m²/1247 sq.ft.

Services

Mains supplies of water and electricity are connected.
Drainage to public sewer.
Electric heating in the front office.

Rateable Value

£1,525

Price

For Sale:

Offers over £50,000 are invited. Offers should be submitted to the selling agents G M Thomson and Company in proper Scottish legal form.

To Let:

A variable lease length is available on standard FRI terms with 3 yearly rent reviews.

Offers of rent in excess of £4,500 per annum are invited.

Closing Date

A closing date for offers may be set and seriously interested parties should register their interest with the selling agents in order that they may be informed.

Rent

Offers in excess of £4,500 per annum are invited.

Viewing

Strictly by appointment with the sole letting agents:
G M Thomson & Co., 27 King Street, Castle Douglas, DG7 1AB
Tel: 01556 504030 Fax: 01556 503277
Email:-jim.stalker@gmthomson.co.uk

MESSRS. G.M. THOMSON & CO. for themselves and for vendors of this property give notice that:

- The particulars are set out as a general outline for the guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, areas, photographs and reference to condition, necessary permissions for use and occupation, and other details, are given without responsibility and any intending prospective purchasers/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. Where dimensions are shown these are approximate only.
- No person in the employment of Messrs. G.M. Thomson & Co. has any authority to make or give any representations or warranty whatever in relation to these properties.
- Included systems and appliances are un-tested and let as seen and no warranty is given. Prospective purchasers/tenants should make their own investigations and enquiries.
- Neither these particulars nor any communications by Messrs G. M. Thomson and Co on behalf of the vendor/landlord relative to the let of this property or any part thereof shall be binding upon the vendor/landlord (whether acted on or otherwise) unless the same is incorporated within a written document signed by the vendor/landlord on their behalf and are tested in conformity with Section 3 of the Requirements of Writing (Scotland) Act 1995 or granted in pursuance of any such document.