

gmt&co

G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

27 KING STREET, CASTLE DOUGLAS, DG7 1AB
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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 workshop business at an affordable price within a popular buoyant commercial area.

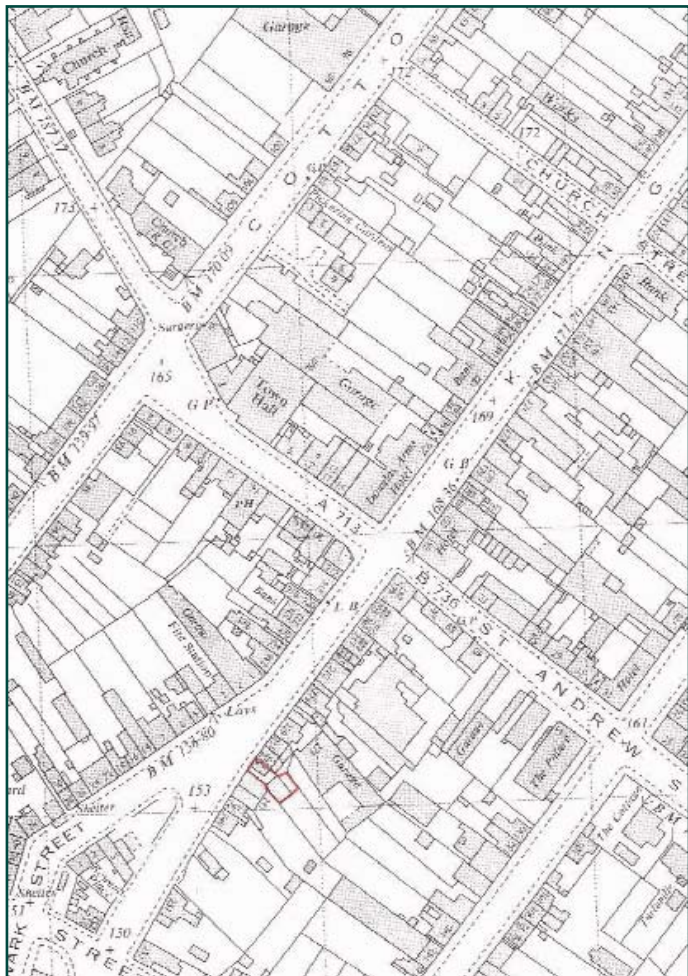
PRICE:- Rental offers in excess of £4,500 per annum are invited.



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

Proposed Lease Terms

Variable lease length on Standard FRI terms with 3-yearly rent reviews.

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

Email: -jim.stalker@gmthomson.co.uk

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