

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 (MAY LET) COMMERCIAL PROPERTY 229 KING STREET CASTLE DOUGLAS



High quality commercial property on ground, first and attic floors occupying a good trading position on the main street within the buoyant Castle Douglas town centre.

Private parking. Full gas central heating.

Ground Floor:	Net Internal Area:	49.56m <sup>2</sup> /533 sq.ft.
First Floor:	Net Internal Area:	48.68m <sup>2</sup> /524 sq.ft.
Attic Floor:	Net Internal Area:	11.53m <sup>2</sup> /124 sq.ft.

**Total** **109.77m<sup>2</sup>/1181 sq.ft.**

**Offers over £200,000 are invited.**

Regulated by RICS



OTHER OFFICES AT DUMFRIES AND NEWTON STEWART



### Location

The property occupies a good trading position with main street frontage on the east side of King Street within Castle Douglas town centre.

### Description

The property comprises a semi detached Class I retail property on ground, first and second floors.

It is currently operated as Holistics Spa Therapy, with beauty spa, hair salon and wedding boutique, and is available for sale with or without the existing business, including fittings.

### Accommodation

The property contains high quality accommodation finished in attractive traditional style.

Ground Floor	Net Internal Floor Area
Front shop	30.94m <sup>2</sup> /332 sq.ft.
Rear Shop:	5.63m <sup>2</sup> /61 sq.ft.
Staff Room	12.99m <sup>2</sup> /140 sq.ft.

**Total NIA 49.56m<sup>2</sup>/533 sq.ft.**

### First Floor

Salon 1	21.10m <sup>2</sup> /227 sq.ft.
Treatment Room 2 with shower .	12.14m <sup>2</sup> /131 sq.ft.
Treatment Room 3 with shower .	10.67m <sup>2</sup> /115 sq.ft.
Waiting Room	4.77m <sup>2</sup> /51 sq.ft.
En-Suite Bathroom with whirlpool/spa bath.	(3.29m <sup>2</sup> /35 sq.ft.)
WC apartment	(2.56m <sup>2</sup> /28 sq.ft.)

**Total NIA 48.08m<sup>2</sup>/524 sq.ft.**

### Attic Floor

Store	11.53m <sup>2</sup> /124 sq.ft.
-------	---------------------------------

### Outside

A shared vehicular access is situated to the side leading to a private parking space to the rear.

On street parking is available to the front.

### Services

Mains supplies of water, gas and electricity are connected. Drainage is to public sewer. Full gas fired central heating.

### Rateable Value

The current rateable value with effect from 1st April 2010 is £5,000. (under appeal)

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

### Post Code

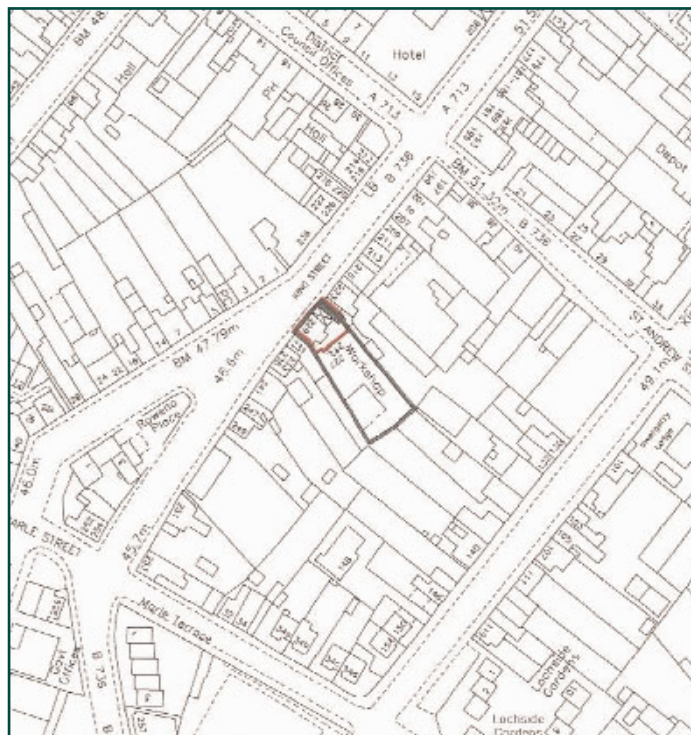
DG7 1DT.

### Viewing

Strictly by appointment with the sole selling agents:  
G M Thomson and Company  
27 King Street  
Castle Douglas  
DG7 1AB

Tel: 01556 504030

Email: jim.stalker@gmthomson.co.uk



### Offers

Offers in excess of £200,000 are invited and should be submitted in proper Scottish legal form to the selling agents.

Letting of the property on a standard FRI minimum 3 year lease term may be considered. Rental offers in excess of £10,000 p.a. are invited for consideration.

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.



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 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 purchasers 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 sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.
- Neither these particulars nor any communications by Messrs. G.M. Thomson and Co on behalf of the sellers relative to the sale of this property or any part thereof shall be binding upon the Sellers (whether acted on or otherwise) unless the same is incorporated within a written document signed by the Sellers or 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.