



Tel: 01556 505020

**ALLIED
SCOTLAND**
Chartered Surveyors

alliedsurveyorsscotland.com

**FOR SALE
PRIME OFFICE PREMISES
190 KING STREET, CASTLE DOUGLAS DG7 1DB**



High quality self-contained first floor office premises occupying a prime position on the main street within Castle Douglas town centre.

Accommodation

Ground Floor: Entrance Vestibule and Hallway

First Floor: Reception Hallway; 4 Offices; Kitchen; Shower Room.

Net Internal Floor Area:-1700 sq ft/158m²

Full gas fired central heating. Triple glazing.

Ideally suited for owner occupation or investment purchase.

PRICE:- OFFERS OVER £150,000 ARE INVITED

ENERGY RATING E (64)

LOCATION

The property occupies a prime position above the Bank of Scotland on the main shopping street in the commercially buoyant town of Castle Douglas within easy reach of main communication routes.

The location is shown on the attached OSS extract.

DESCRIPTION AND ACCOMMODATION

The property contains high quality self-contained office accommodation occupying the first floor of a modern traditionally built mid-terraced 2 storey building, the ground floor of which is occupied by the Bank of Scotland.

Maintenance of the common areas is shared with the Bank.

Accommodation



	Net Internal Floor Area
Ground Floor	
Entrance Vestibule	3.55m ² (38 sq ft)
Hallway	9.00m ² (97 sq ft)
First Floor	
Reception Hallway	26.97m ² (290 sq ft)
Inner Hall	4.20m ² (45 sq ft)
Office 1	52.96m ² (570 sq ft)
Office 2	11.25m ² (121 sq ft)
Office 3	10.83m ² (117 sq ft)
Conference Room/Office 4	15.27m ² (164 sq ft)
Kitchen	11.44m ² (123 sq ft)
Shower Room with WC	6.54m ² (70 sq ft)
Store	3.96m ² (43 sq ft)
WC Apartment	1.96m ² (21 sq ft)
TOTAL	158m² (1700 sq ft)



The accommodation layout is shown on the attached plan.

SERVICES

Mains supplies of water, gas and electricity are connected. Drainage is to the public sewer. A full gas fired central heating system is installed. Full triple glazing. Photovoltaic roof panels are installed providing a Feed in Tariff income of approximately £1150 per annum.

Energy Rating E (64)

RATEABLE VALUE

£5150

TENURE

Full ownership with vacant possession.

PRICE

Offers in excess of £150,000 are invited and should be submitted to the selling agent in proper Scottish Legal form.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

By contacting the selling agents

Allied Surveyors Scotland PLC on 01556 505020 (J Stalker)