

gmt&co

# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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## THE SCOTTISH PANTRY 184/186 KING STREET CASTLE DOUGLAS DG7 1DA



**FOR SALE**

**Café Business and Premises**

**OFFERS IN THE REGION OF £225,000**

This is an excellent opportunity to purchase a successful and established business within the popular and bustling food town of Castle Douglas, situated in South West Scotland. The café is located on King Street, which was shortlisted for the "Great British High Street" award in 2019. There is on street parking in front of the café as well as a free car park within walking distance.

The café has space for approximately 50 covers in both the café floor and the garden. The garden provides a welcoming and relaxed space for customers to enjoy, whilst the weather allows.

This ground floor property is accessed from the street where the front door welcomes customers into the main café floor, internally there is a seating area and counter for customer serving and drink preparation. A small hallway leads to the male and female WC, with the female toilet having been refurbished in 2020. The kitchen sits to the rear of the property and can be accessed from the both the seating area and from the garden. A store room leads off from the hallway and external stores provide further storage space.

The kitchen contains a Blue Seal 6 burner gas oven, sink, double fridge, ample work surfaces with an island providing further preparation space. The coffee machine is situated within the drinks preparation area and is a Magister 2.

Please note the fittings are available through separate negotiation.

### Accommodation

	Area (sq. m)	Area (sq. ft.)
Internal seating area	65.9	709
Kitchen	16.8	180
WC	6.7	72.8
WC	5.4	57.8
Hallway	3.3	35.7
Store	14.5	156
External stores	22.7	244
<b>Total</b>	<b>135.3</b>	<b>1455.3</b>

### Services

The property is served by mains electricity, water, drainage and gas.

### Planning

We understand the subjects are Class I, retail use.

### Rateable Value

The rateable value for the property is £9,450. Further information can be found at <https://www.saa.gov.uk/dumgal/>.

### Terms

The freehold interest is available at offers over £225,000.



### Stock

Stock is available by separate negotiation based on stock levels at the time of entry.

### Fixtures & Fittings

All fixtures and fittings are available by separate negotiation.

### VAT

All prices quoted are exclusive of VAT which will be added at the prevailing rate (if applicable).

### Date of Entry

Date of entry is to be mutually agreed subject to the completion of missives.

### Legal Costs

Each party will be responsible for their own legal expenses incurred. The Purchaser shall be responsible for Stamp Duty Land Tax, Registration Dues and VAT (where applicable).



This plan is for illustrative purposes only and may not accurately represent the property. The plan is not to scale.

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