

Galbraith

JOINT AGENTS:



63 KING STREET

CASTLE DOUGLAS, DUMFRIES AND GALLOWAY.

63 KING STREET, CASTLE DOUGLAS, DUMFRIES AND GALLOWAY.

Substantial office building with conversion potential in
the heart of Castle Douglas.

Dumfries 18 miles ■ Carlisle 51 miles ■ Edinburgh / Glasgow 100 miles

Offers Over £200,000

- Office Building
- Arranged over 3 floors
- In need of refurbishment and repair works
- Rear garden with vehicle access from public road



Joint Agents:



Fraser Carson,
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01387 264333,
www.shepherd.co.uk

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com



SITUATION

The market town of Castle Douglas has many local individual shops and businesses providing a varied selection of gifts, foods, and services. There are both primary and secondary schools in the town along with supermarkets, cottage hospital, health services, veterinary services and a park with a boating lake. The nearby harbour town of Kirkcudbright is also known as Scotland's Artists Town, and similarly to Castle Douglas is very popular with tourists, particularly in the summer months with a varying range of festivities and events. The Fullarton Theatre hosts films and events in the town.

Dumfries (18 miles) is the principal town in the area, and provides a wider range of schools, shops, retail outlets, bus and rail services, cinema, and Dumfries and Galloway Royal Infirmary. The Crichton Campus is home to the Dumfries campuses of both Glasgow University and the University of the West of Scotland.

DESCRIPTION

The subjects comprise a ground, first and second floor mid-terraced office building of stone / brick construction, surmounted by a complex roof that is clad in slate. The building has an ornate frontage and some remaining features from its original construction as a Bank in the late 19th century. It has been in full commercial use as an office building since the 1960's.



The property occupies a prominent position within Castle Douglas town centre and is within easy walking distance of the public car park.

The property benefits from three external entrance doors, two of which are accessed directly from the public foot path on King Street. There is also an externally accessed boiler room.

Internally, the property is finished to a traditional office specification with generously proportioned rooms.

ROOMS: (refer to floorplans)

Ground Floor: 6x Rooms, 2x Safes, 2x WCs.

First Floor: 6x Rooms, 2x Stores, 1x WC.

Second Floor: 4x Rooms, 2x Stores, 1x WC.

GARDEN

To the rear of the building is a good sized garden and we understand that vehicle access is available from the public road, via a shared pend immediately to the south of the property.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Rateable Value	EPC	Broadband	Mobile
Mains	Mains	Mains	Heritable (freehold)	Mains Gas	£18,700	E 69	*FTTP	YES

*Fibre To The Premises

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Detailed within the site and location plans

POST CODE

DG7 1AG

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: furnish.duration.shatters

SOLICITORS

Williamson and Henry LLP, Kirkcudbright, 3 St. Cuthbert Street
Kirkcudbright
Dumfries and Galloway
DG6 4DJ

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

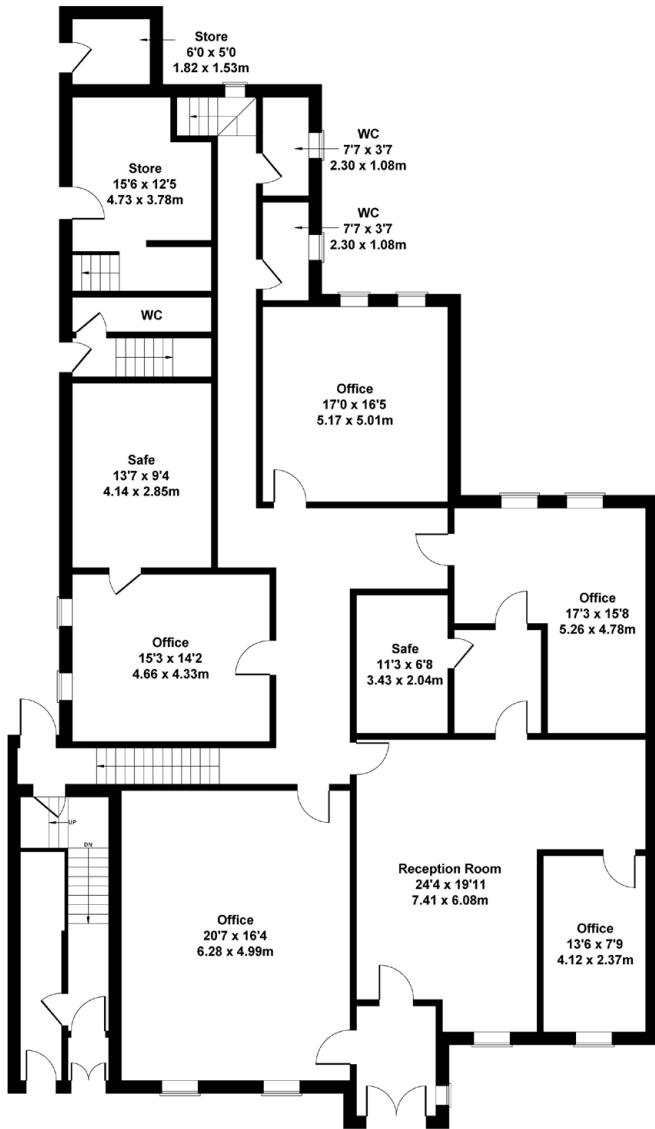
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

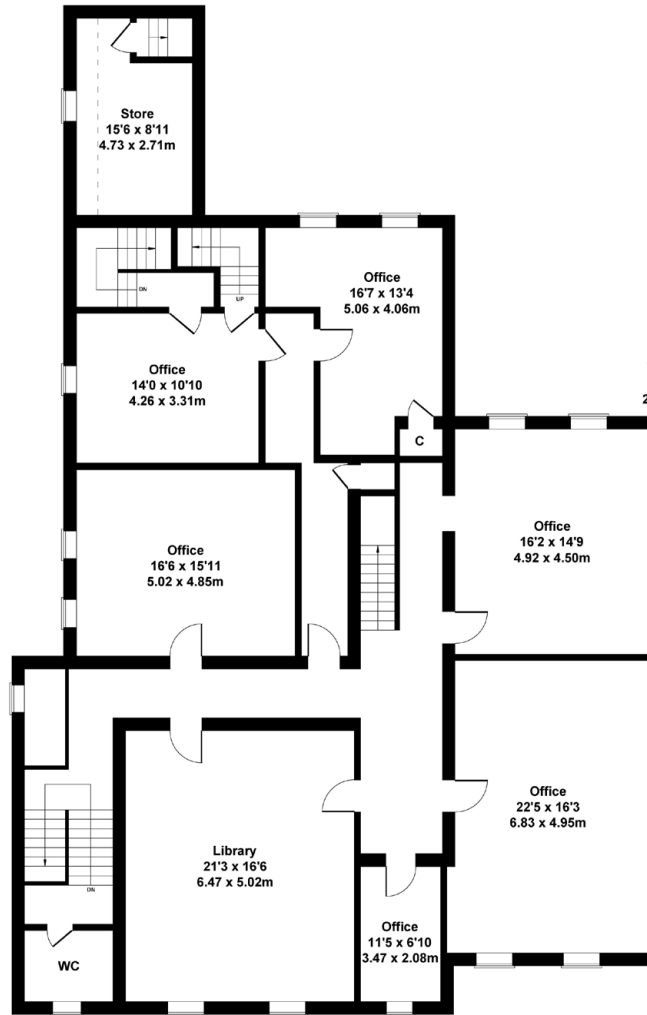


63 King Street, Castle Douglas

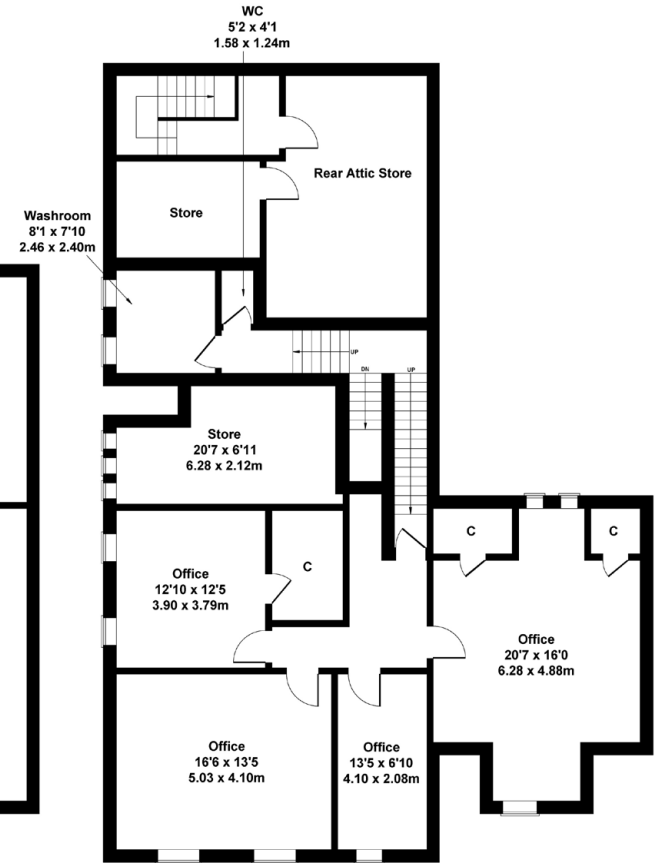
Approximate Gross Internal Area
429.66 SQ.M (4624.82 SQ.FT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2024

