



MCGILL DUNCAN GALLERY

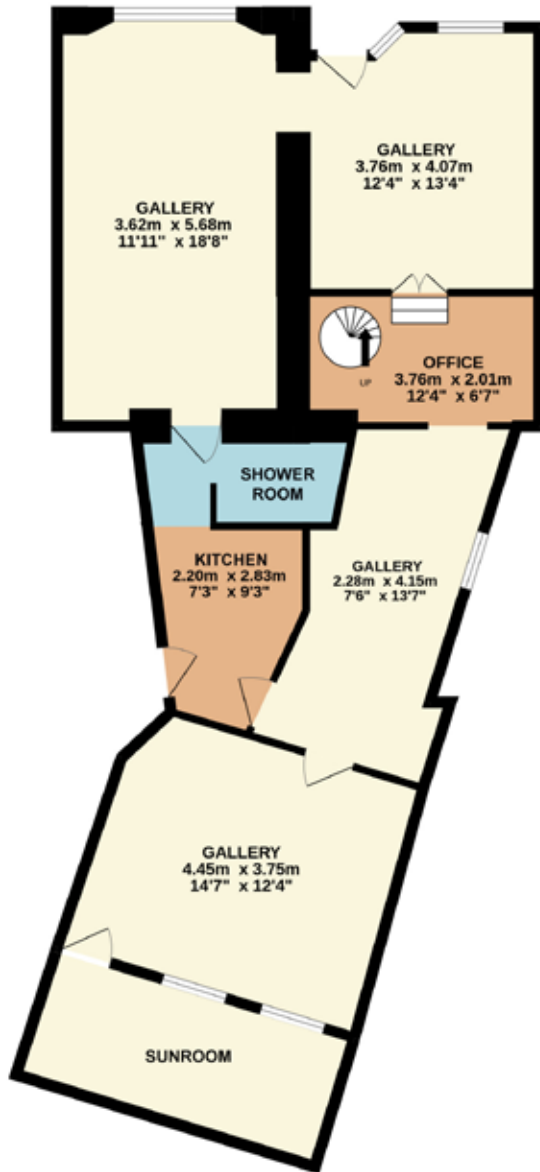
231 King Street, Castle Douglas, DG7 1DT



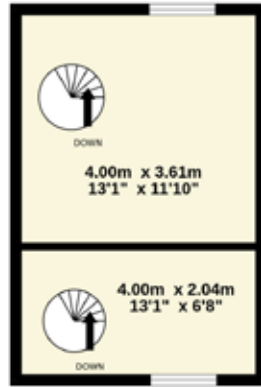
THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

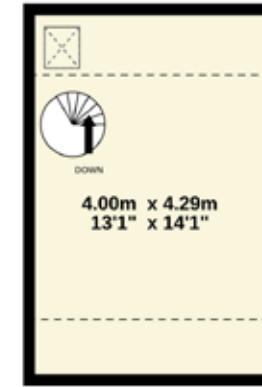
GROUND FLOOR
77.8 sq.m. (837 sq.ft.) approx.



1ST FLOOR
22.6 sq.m. (243 sq.ft.) approx.

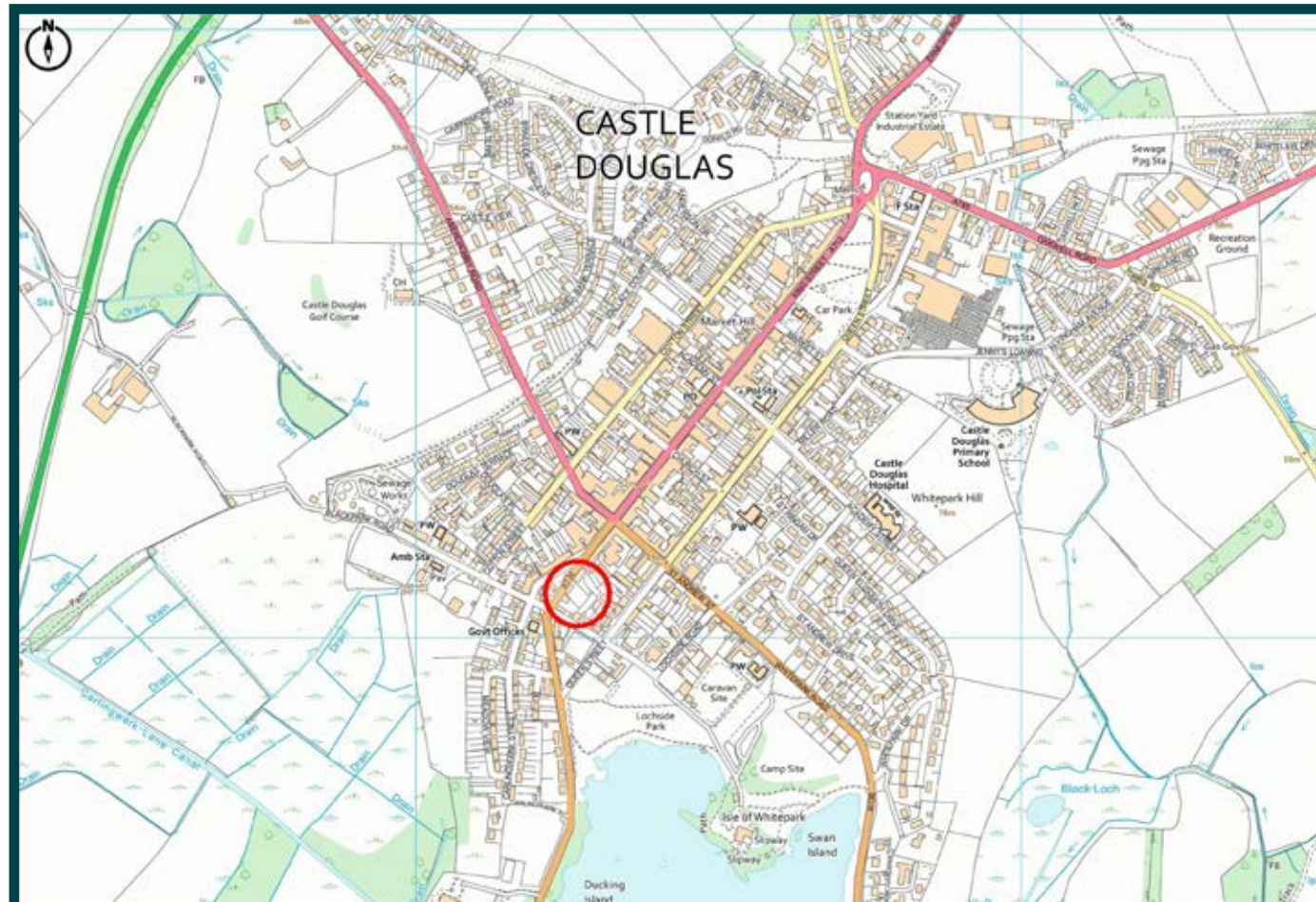


ATTIC
17.2 sq.m. (185 sq.ft.) approx.



TOTAL FLOOR AREA 117.6 sq.m. (1266 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission, or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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McGILL DUNCAN GALLERY

231 King Street, Castle Douglas, DG7 1DT

Dumfries 18 Miles, Carlisle 54 Miles, Glasgow 93 Miles, Edinburgh 96 Miles

A THOROUGHLY CHARMING THREE STOREY BUILDING SITUATED IN A CENTRAL LOCATION WITHIN THE PRETTY MARKET TOWN OF CASTLE DOUGLAS

- A UNIQUE TERRACED BUILDING
- CURRENTLY A POPULAR ART GALLERY SET OVER THREE FLOORS
- COULD HAVE DEVELOPMENT POTENTIAL FOR CHANGE OF USE TO RESIDENTIAL OR MIXED RESIDENTIAL / COMMERCIAL
- SITUATED ON THE MAIN THROUGHFARE OF CASTLE DOUGLAS
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

Gillespie Gifford & Brown
135 King Street
Castle Douglas
DG7 1NA
Tel: 01556 503744



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453

Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



INTRODUCTION

The McGill Duncan Art Gallery is set within a charming building with many attractive internal features. The property is located close to the end of King Street in the picturesque market town of Castle Douglas. The Gallery was established in 1978 by Niall McGill Duncan and is the oldest privately run art gallery in Southwest Scotland.

This thoroughly charming building is set over three floors currently offering five exhibiting rooms. The two exhibiting rooms to the front both benefit from cosy open fires which are normally lit during the winter months for any exhibitions. The property mainly benefits from solid oak skirtings and door frames, with relatively new engineered oak effect flooring laid throughout the ground floor. A wooden spiral staircase gives access to the second floor, which also benefits from an open fire with a second spiral staircase following through to the third floor, where the ceilings have been fully insulated and wood panelled within the current ownership. To the rear there is a beautiful tranquil garden which is accessed through the sunroom. Given the nature the business, a new state of the art security system has recently been installed.

Although the property has been run as a commercial enterprise for many years, we are of the opinion that there could be some development potential for change of use to residential or mixed residential and commercial, however, any interested party wishing to pursue this would need to make their own enquiries with Dumfries & Galloway Regional Council.

Local services are conveniently located within Castle Douglas (The Food Town), which forms the heart of the Stewartry area. Castle Douglas offers all essential services with a comprehensive range of leisure facilities, a modern health service, wide range of professional services as well as two national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops, craft outlets, butchers, bakers, greengrocers, etc.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75 and the international airports of Prestwick and Glasgow within an easy drive of the property. There are mainline railway stations at both Dumfries and Lockerbie.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine courses, the closest being within Castle Douglas.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for No' 231 King Street are sought **in excess of: £150,000**

VIEWING

By appointment with the sole selling agents:

No' 3 Ring

New Market Street

Castle Douglas

DG7 1HY

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

The McGill Duncan Gallery at No' 231 King Street is of traditional construction set over three floors with the accommodation very briefly comprising:

- **Exhibiting Room 1**
Upon entering the gallery from the main street, you are greeted with a lovely room with an open fire. There are lovely oak finishings throughout and a window to the front.
- **Exhibiting Room 2**
Following through from room 1, another charming space with an open fire, door provides access to the kitchen and shower room. There is a window to the front.
- **Office**
With a lovely wooden spiral staircase leading to the first and second floors, oak effect engineered flooring has recently been fitted.



- **Exhibiting Room 3**
Currently a walk-through gallery space leading to Gallery room 4, again, with oak effect engineered flooring which has recently been fitted.
- **Exhibiting Room 4**
With glazing to the rear and a door gives access to the sunroom.



- **Sunroom**
The sunroom provides a great space to relax whilst overlooking the garden grounds. Although the construction is a little dated, may provide a fantastic opportunity to replace with more modern construction.
- **Kitchen**
With floor and wall units, breakfast bar, cooker, fridge freezer, plumbed for washing machine, door to the shared access to the side.
- **Shower Room**
With a shower, WC & WHB.



FIRST FLOOR

- **Exhibiting Room 5**
A lovely bright room with windows to the front and rear, a spiral staircase leads to the attic room.

SECOND FLOOR

- **Attic Room**
Within the current ownership, this area has been fully insulated and panelled. There is a velux type window set in the roof.



SERVICES

Note: The business benefits from small business relief, therefore no monies are payable.

Water	Drainage	Electricity	Heating	Rateable Value	EPC
Mains	Mains	Mains	Gas/Open Fires	£3,900 effective from 1st April 2023	G177

HOME REPORT

The property is home report exempt as is classed as a commercial property and at present has a rateable value only. An Energy Performance Certificate can be downloaded from our website.

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Gillespie Gifford & Brown** for a definitive list of burdens subject to which the property is sold.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3, Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared October 2023

