



NO' 55-57 KING STREET

Castle Douglas, Dumfries & Galloway, DG7 1AE



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

No' 55-57 KING STREET

Castle Douglas, Dumfries & Galloway, DG7 1AE

Dumfries 18 miles, Carlisle 52 miles, Glasgow 93 miles

A DELIGHTFUL TRADITIONAL THREE STOREY BUILDING SITUATED IN THE HEART OF THE MAIN SHOPPING THOROUGHFARE OF THE PRETTY MARKET TOWN OF CASTLE DOUGLAS

- THREE STOREY BUILDING CURRENTLY UTILISED AS A HIGH END ANTIQUE RETAIL UNIT INCORPORATING ART GALLERIES AND A FUNCTION SPACE
- COULD HAVE DEVELOPMENT POTENTIAL FOR CHANGE OF USE TO RESIDENTIAL OR MIXED RESIDENTIAL / COMMERCIAL
- IN A CENTRAL POSITION WITH ALL AMENITIES WITHIN AN EASY WALKING DISTANCE
- CONVENIENTLY LOCATED TO MAJOR ROAD NETWORKS

VENDORS SOLICITORS

FRAZOR COOGANS
46 Dalblair road
Ayr
KA7 1UQ
Tel 01292 280499



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





The Artisan of
Burford Antiques

ADT

www.burfordantiques.com

INTRODUCTION

Number 55 to 57 King Street is conveniently located within the heart of the main shopping thoroughfare of the rural and affluent market town of Castle Douglas. In the past few years the property has been home to a well-established successful family run high-end antique retail outlet and art gallery.

The property is set over three floors, all of which have been recently renovated. Each floor has purpose installed lighting. It benefits from new carpeting and exposed varnished timber flooring.

The first floor of the property incorporates a shop frontage and a spacious Antiques Hall. Among the quirky features to the rear is an ornate Italian Castellamonte duel fuel stove. A kitchen, WC and store area lead to a private south facing landscaped rear walled and newly fenced garden with patio.

Stairs lead to the first floor landing with large storage cupboard and display area with down lights and angled spot lighting illuminating. Entrance continues to a stunning first floor art gallery. This is a large open space with one exposed brick feature wall and one floor to ceiling glass window overlooking King Street. Features include a gallery hanging system and oversized down lighting with feature hanging pencil pendants.

A large window illuminates the curved stair well to the third floor currently lit by a large Murano chandelier. The third floor is a spacious and open plan intimate private space. Currently used for functions and events, with wood panelling and exposed brickwork wall this area is relaxing and tastefully decorated.

The property has excessive potential for many uses and would indeed make a stunning residential home or home/business. We understand that the regional council look favourably on such conversions and that grants for such have previously been applied. Any interested party should make enquires to Dumfries and Galloway council regarding.

Should any interested party wish to continue running the business as is, then the contents and fixtures and fittings can be made available by separate negotiation. Currently the property benefits from small business rates relief with zero payable each year.

Local services are available straight from the doorstep 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.

DIRECTIONS

As indicated on the location plan which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for No' 55 - 57 King Street are sought **in excess of: £230,000.**

VIEWING

By appointment with the sole selling agents:

Threave Rural
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

No' 55 - 57 King Street is of traditional construction set over three floors, very briefly comprising:

GROUND FLOOR

Shop front entrance from King Street with display windows. Extending to rear kitchen, WC, storage area and enclosed garden.

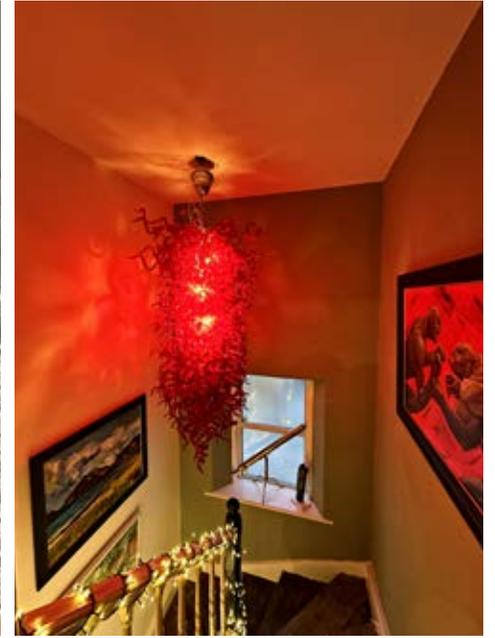
FIRST FLOOR

A large purpose renovated open plan art gallery space with floor to ceiling window overlooking King Street.

SECOND FLOOR

A large open plan area currently utilised for retail and or functions.

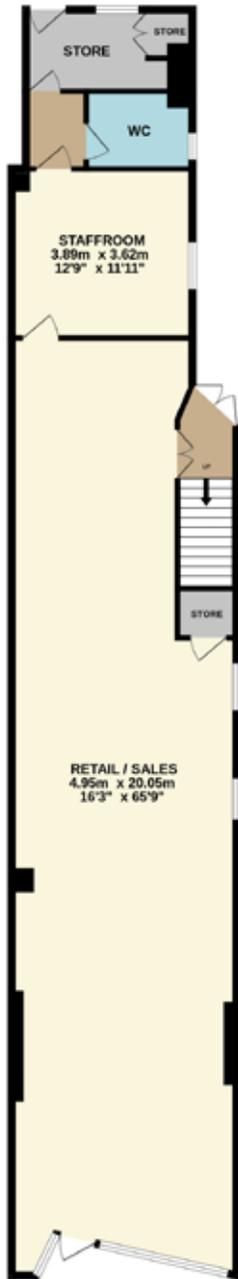




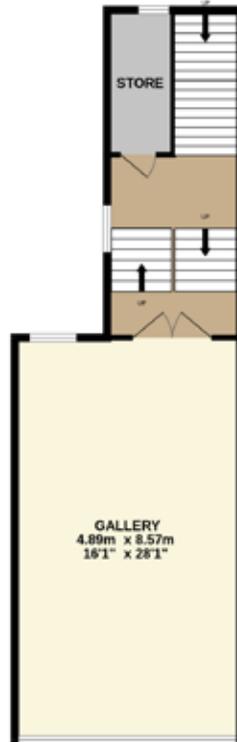


Floor Plan

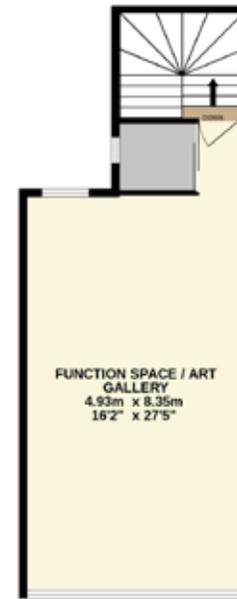
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 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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SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Electric & Multi-fuel stove	£10,600 effective from 01-APR-23	E79

Please note: The property benefits from small business rates relief with zero payable each year.

OUTSIDE

As mentioned earlier there are enclosed garden grounds to the rear making this the perfect place to relax for a break in the summer months.

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, **Fraser Coogans** for a definitive list of burdens subject to which the property is sold.

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 January 2024





REAR GARDENS