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NO' 86-88 KING STREET

Castle Douglas, Dumfries & Galloway, DG7 1AD



THREAVE RURAL

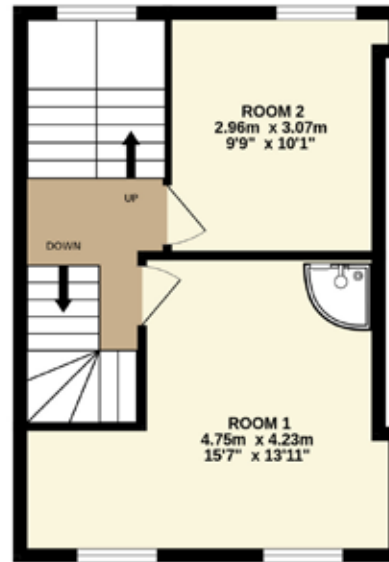
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Floor Plan

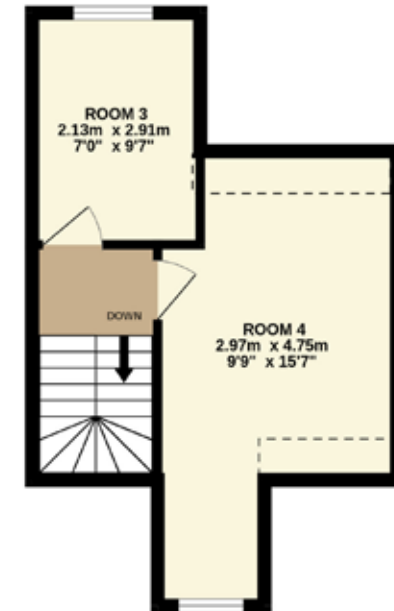
GROUND FLOOR



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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No' 86-88 KING STREET

Castle Douglas, Dumfries & Galloway, DG7 1AD

Dumfries 18 miles, Carlisle 52 miles, Glasgow 93 miles

A TRADITIONAL THREE STOREY BUILDING SITUATED IN A PRIME CENTRAL LOCATION WITHIN THE MARKET TOWN OF CASTLE DOUGLAS

- THREE STOREY BUILDING CURRENTLY UTILISED AS A HAIRDRESSING SALON
- POTENTIAL FOR CHANGE OF USE TO RESIDENTIAL
- IN A CENTRAL POSITION WITH ALL AMENITIES WITHIN AN EASY WALKING DISTANCE
- CONVENIENTLY LOCATED TO MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Debbie Dunlop
The McKinstry Company
39 Sandgate
Ayr
KA7 1BE
Tel: 01292 281711



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

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

No' 86 - 88 King Street is conveniently located within the heart of the main shopping thoroughfare of the market town of Castle Douglas.

In the past few years the property has been home to a successful hairdressing salon and currently benefits from a rateable value, however, there could be some potential for conversion to a residential property. Any interested party wishing to pursue change of use should make their own enquiries with Dumfries & Galloway Council. The property has street frontage, is set over three floors with the upper floors having great views down King Street and there are garden grounds to the rear. **Please note:** should the successful purchaser wish to continue running a hairdressing business they will be afforded the opportunity to purchase the fixtures and fittings by separate negotiation. In addition, the current owners have new glazing units ready for fitting to the upper floors.

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.

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' 86 - 88 King Street are sought **in excess of: £140,000.**

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' 86 - 88 King Street is of traditional construction set over three floors, briefly comprising:

GROUND FLOOR

- **Primary Shop Floor**
With the entrance from King Street, the main shop floor is a bright room with two large windows to the front. To the rear of this area is the washroom which is currently fitted with two wash basins and a door gives access to the rear of the property where there is a shed access and garden grounds.
- **Cloakroom**
With WC & WHB.
- **Kitchen**
With floor and wall units, sink & drainer, plumbed for white goods, door to storeroom.



- **Utility Room**
With floor and wall units, sink & drainer, Velux type window.
- **Store**
With Velux type window.
- **Inner Hallway**
With understair cupboard.

FIRST FLOOR

- **Half Landing**
With a window to the rear.
- **Room 1**
With a window to the rear, WHB.
- **Room 2**
With two large windows to the front, shower cubicle, sink set in a base unit.

SECOND FLOOR

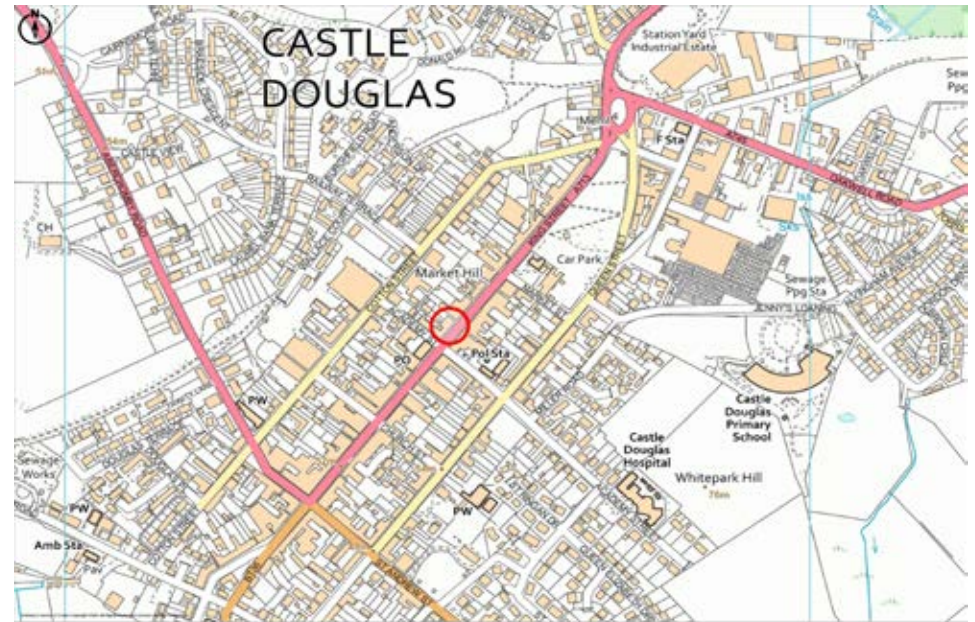
- **Room 3 / Store**
With a window to the rear.
- **Room 4**
With double aspect windows to the front, built-in storage cupboard.

SERVICES

Water	Drainage	Electricity	Heating	Rateable Value	EPC
Mains	Mains	Mains	Gas	£4,800 effective from 01-APR-23	E67

OUTSIDE

As mentioned earlier there are garden grounds to the rear and a shared access to the side.



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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, **Debbie Dunlop, The McKinstry Company** 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 December 2023



NEARBY CARLINGWARK LOCH