

NO' 90-94 KING STREET

Castle Douglas, Dumfries & Galloway, DG7 1AD

THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



Promap
LANDMARK INFORMATION
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Plotted Scale - 1:20000. Paper Size – A4

NOT TO SCALE
Plan for indicative purposes only

No’ 90-94 KING STREET

Castle Douglas, Dumfries & Galloway, DG7 1AD

Dumfries 18 miles, Carlisle 52 miles, Glasgow 93 miles

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

- FORMER JEWELLERY SHOP SET OVER TWO FLOORS
- POTENTIAL FOR A NUMBER OF RETAIL / OFFICE USES
- PRIME CENTRAL LOCATION ON THE MAIN SHOPPING THOROUGHFARE
- CONVENIENTLY LOCATED TO MAJOR ROAD NETWORKS

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VENDORS SOLICITORS

Katie Stevenson
McJerrow & Stevenson
55 High St
Lockerbie
DG11 2JJ
Tel: 01576 202123

OnTheMarket.com

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' 90 - 94 King Street is conveniently located within the heart of the main shopping thoroughfare of the popular market town of Castle Douglas.

The property was previously occupied by a popular jewellery shop and is now vacant, offering an excellent opportunity for a variety of retail uses or office accommodation. Benefiting from prominent street frontage and a prime central location, the property enjoys a position within the town's established shopping area. The accommodation extends to two interlinked sales areas, an office, a store and WC, with two additional storage rooms located on the first floor.

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 three national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops, craft outlets, butchers, bakers, greengrocers, delicatessen's, etc. Castle Douglas has a number of events taking place throughout the year including Civic Week and the ever-popular Soap Box Derby.

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' 90 - 94 King Street are sought **in excess of: £65,000.**

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

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PARTICULARS OF SALE

No' 90 - 94 King Street is of traditional construction set over two floors. The property comprises of a ground & partial first floor.

The **ground floor** accommodation comprises of two linked sales areas, office / staff room, store and a WC. The **first floor** has two storage areas.

The entrance door leads into the primary sales areas, which in turn links to the rear auxiliary sales area beyond. The office / staff room and WC are set at the rear of the primary sales area, whilst the ground and first floor stores are entered from the auxiliary sales area. Access to the first floor is via an enclosed timber staircase.



SERVICES

Water	Drainage	Electricity	Rateable Value	EPC
Mains	Mains	Mains	£7,400 effective from 01-APR-26	D (56)





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, **Katie Stevenson, McJerrow & Stevenson** 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. 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. We are not able to enter a business relationship with a purchaser until they have been identified.

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 2026













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