



181-185 King Street, Castle Douglas, DG7 1DZ

Prime Town Centre Location

- Ground & Basement
- Held on 20yr F.R.I Lease
- Expiry: September 2031
- Passing Rent: £15,846.88p.a.
- Review: September 2026
- V.A.T. Free Investment
- Price: o/o £185,000

LOCATION

The property is situated on the east side of King Street, close to its junction with St Andrews Street within the town centre of Castle Douglas.

Castle Douglas is a town of around 4,200 people with an expanding tourist industry situated approximately 18 miles South West from Dumfries, within the Dumfries & Galloway region. Tourist attraction stems from the ease of access to the Salway Coast and the Galloway Hills lying to the West of the town of Dalbeattie (6 miles) and East of Gatehouse of Fleet (14 miles). Neighbouring occupiers include Bank of Scotland, Gifts & Home Hardware and the Douglas Arms Hotel.

PROPERTY

The property comprises a ground floor and basement commercial unit within a larger 3 storey mixed use development surmounted by a pitched roof. The property offers a dual display windows with double door entry of aluminium framed and glazed construction.

Internally, the property is presented in an open plan layout with decor in keeping with Corals corporate specification with floors overlaid in carpet and laminated timber with partitions erected to crest w.c. facilities and staff counter with tea prep, office and private w.c. Lighting is provided by way of fluorescent strips recessed within the suspended acoustic tile ceiling. The basement is accessed via a single staircase, utilised for storage.

AREA

The property extends to the following floor area;

Ground: 128.51sqm (1,383sq ft)
Basement: 99.85sqm (1,075sq ft)



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LEASE SUMMARY

The property is held on a full repairing and insuring lease on the following terms;

Tenant: Coral Racing Limited
 Term: 24 September 2011 - 23 September 2031
 Passing Rent: £15,846.88 p.a
 Rent Review: September 2026

PRICE

The property is available on a freehold basis price offers over £185,000

V.A.T

The property has not been elected for V.A.T.

LEGAL

Each party shall bear their own legal costs incurred in the transaction

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

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Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.