



8 CASTLE STREET

KIRKCUDBRIGHT

DG6 4JA

Well proportioned street front retail premises in historic street within the Artists' Town of Kirkcudbright with basement rooms beneath.

RENT: £ 7,800 PER ANNUM



**WILLIAMSON
& HENRY**
Solicitors & Estate Agents

www.williamsonandhenry.co.uk

MAIN SHOP 23'5" x 15'5" (7.15m x 4.70m)

Large shop window front. Recessed downlighters. Electric night store heater. Main shop door. Large display window to front. Fitted display shelving. Fitted counter.

To the rear, double doors opening wash hand basin area:

WASH AREA 4'4" (1.46m x 1.33m)

Single glazed window to rear. Wash hand basin. Red Ring instant 3 hot water heater. Shelved cabinet.

TOILET 4'0" x 3'6" (1.23m x 1.08m)

WC. Shelving. Window to rear.

Staircase to rear door and basement. Back door with a small walled and paved court yard.

BASEMENT LEVEL**OFFICE** 9'1" x 3'11" (2.77m x 1.20m)

Night store heater. Shelving. TV point, etc. Smoke alarm.

STORE ROOM 17'2" x 9'11" (5.24m x 3.03m)

Understairs storage cupboard.

BASEMENT STORE 13'6" x 11'2" (4.11m x 3.41m)

Original range style cooker. Night store heater. Open beamed ceiling. Recessed down lighters.

**OUTSIDE
GARDEN**

Small garden area.

LOCAL AUTHORITY

Dumfries and Galloway Council, Council Offices, English Street, Dumfries, DG1 2DD, telephone 01387 260000, web: www.dumgal.gov.uk

RATEABLE VALUE

The current rateable value relating to this property is £2,750.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, and mains drainage, but no guarantee can be given at this stage.

LEASE

The lease will be on a full repairing and insuring basis on terms and conditions to be agreed.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be made available to successful offerors.

The Energy Efficiency Rating for this property is F.

ENTRY

Subject to negotiation. The property will become vacant at the termination of the present Lease on 31st December 2019.

GENERAL ENQUIRIES, VIEWING & OFFERS

General enquiries regarding this property, or arrangements to view, should be made through the Letting Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail property@williamsonandhenry.co.uk), with whom Offers (in the appropriate Scottish form) should be lodged.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright, and the Fax Number is 01557 332057.

Reference: GJD/PL/PICKE01-01



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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

GENERAL OFFICE: 13 St. Mary Street, Kirkcudbright, DG6 4AA Tel: (01557) 330692

GATEHOUSE OFFICE: (Tuesdays only), 32 High Street, Gatehouse DG7 2HP Tel: (01557) 814293

NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

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Registered Office: 13 St Mary Street, Kirkcudbright, DG6 4AA

Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.