



116 KING STREET

CASTLE DOUGLAS, DG7 1LU

Rare opportunity to purchase a commercial unit enjoying a central position in King Street, Castle Douglas.



WILLIAMSON
& HENRY
Solicitors & Estate Agents

www.williamsonandhenry.co.uk

Most recently used as a Deli these premises are situated in the very centre of Castle Douglas and would be well suited to a wide variety of retail uses.

The Purchaser will be required to contribute half of the Seller's legal fees and outlays in connection with the sale.

ACCOMMODATION

MAIN SHOP **19'8" (at longest) x 11'5" (at widest)**

Accessed through the main door leading off King Street, the property benefits from abundant natural light from a large paned display window to the front. Roller blinds. Mains connected smoke detector. Access doorway to rear office/kitchenette with a sink set in a built-in unit. A side door leads to a common access-way which leads onwards to the outside bathroom. Shelving. Telephone Point.

OUTSIDE/BATHROOM

A common access-way leads to the bathroom which contains w.c./wash-hand basin.

BURDENS

The Rateable Value of the property is £3950 per annum.

It is likely that the premises will benefit from Small Business Rate Relief and it is possible that 100% relief will be available. Enquiries should be made of the Local Authority to confirm the position.

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.

ENTRY

Early entry is available.

ENERGY PERFORMANCE CERTIFICATE

The energy performance rating for this property is a Band G.

GENERAL ENQUIRIES, VIEWING & OFFERS

General enquiries regarding this property, or arrangements to view, should be made through the Selling 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, the Legal Post Number is LP-1 Kirkcudbright and the Fax Number is 01557 332057.

Reference: GJD/PL/CORSM01-23



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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.

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

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

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

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