

FOR SALE

Redevelopment Opportunity in Castle Douglas

No.156, 158 & 160 King Street
Castle Douglas
DG7 1DA

DAVIDSON
& ROBERTSON

RURAL SURVEYORS & CONSULTANTS

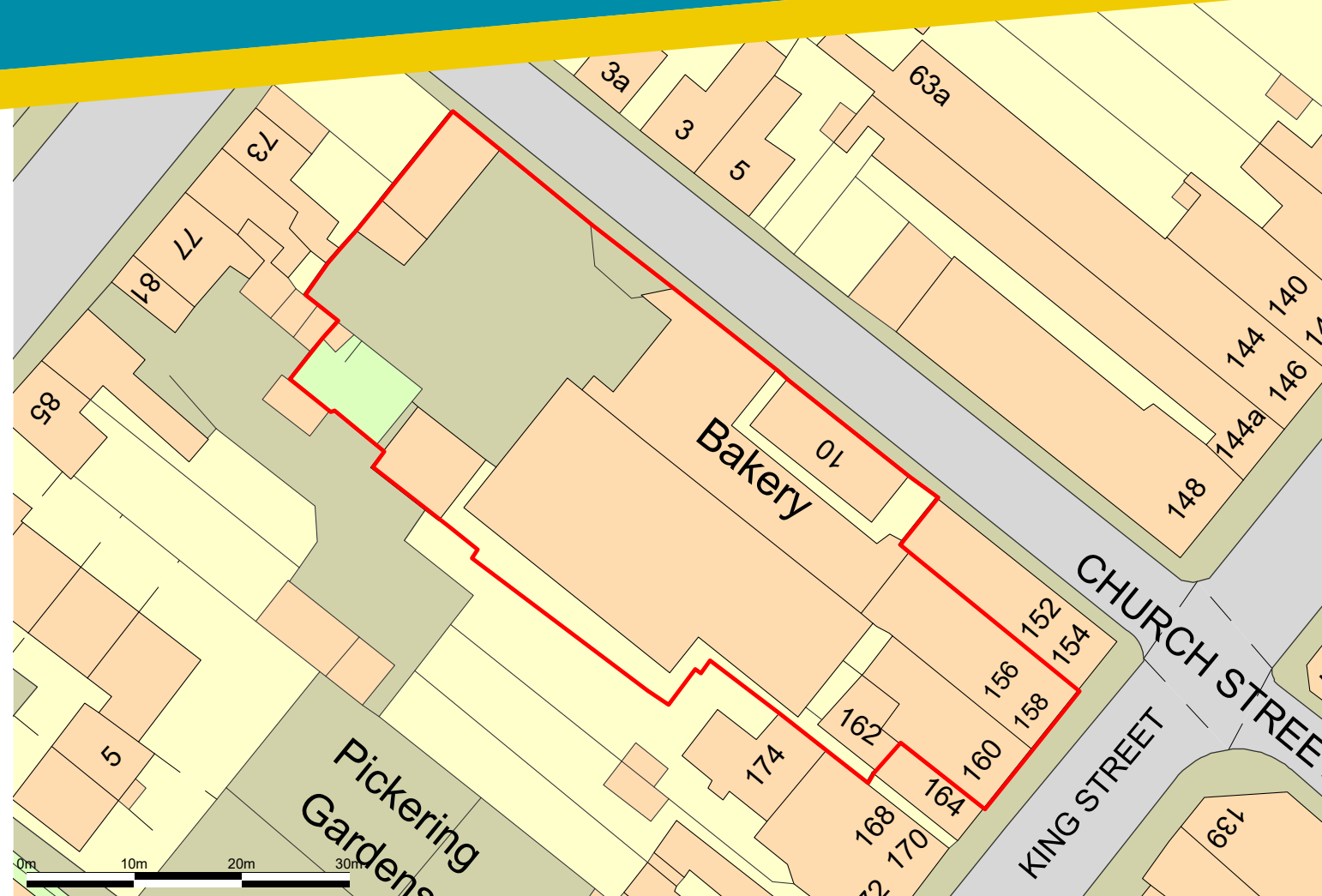
A redevelopment opportunity has arisen in the busy town of Castle Douglas.

The property comprises a shop, office space, potential residential space, former bakery (Corsons) and extensive parking area to the rear of the property, extending to 2076.65m².

Selling Agents

Davidson & Robertson
162 King Street
Castle Douglas
DG7 1DA

Tel: 01556 502 270
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Offices across Scotland and Northern England

Redevelopment Opportunity in Castle Douglas

No.156, 158 & 160 King Street, Castle Douglas, DG7 1DA

www.drrural.co.uk

Situation

Situated in the heart of Castle Douglas, the site is in a perfect location for redevelopment of many kinds.

Access

Access is taken directly from King Street and Church Street in Castle Douglas.

Directions

For the users of Satellite Navigation please use postcode DG7 1DA.

Description

A redevelopment opportunity has arisen in the busy town of Castle Douglas.

Former ground floor baker shop (No.156, 158 & 160). Former office space, potential residential space, former bakery and extensive parking area to the rear of the property.

In need of modernisation and renovation, the shop, residential and office space offer separate entities to be developed or let out separately. Both front door entrances to the office and bakery shop open onto the busy main street of Castle Douglas' King Street.

The former bakery to the rear of the property is accessed through the shop or off Church Street directly. There is also a large concreted area beyond the bakery which is currently used for parking.

There is potential for the purchaser to develop what currently exists or renovate or demolish the bakery area to allow for a larger space to the rear.

The vendor will also consider the sale of No.162 King Street, which comprises office/residential space and No.164 King Street, which comprises a ground floor shop. No sale of No. 162 and No.164 will be considered unless an acceptable offer is received for No.156, 158 & 160.

Energy Performance Certificate Rating

Band F

Services

The property benefits from mains electric, gas and water.

Mineral Rights

To the extent they are included within the vendor's title.

Solicitors

Williamson & Henry, 13 St Mary Street, Kirkcudbright, DG6 4AA

Fixtures and Fittings

All fitted appliances, curtains, carpets and floor coverings are included within the sale at no extra charge. No warranties are given for the fitted appliances.

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Local Authority

Dumfries and Galloway Council, 109-115 English Street, Dumfries, DG1 2DD.

Rateable Value

The properties rateable value is £26,100.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

By strict appointment with the Selling Agents.

Date of Entry

By mutual agreement.

Important Notes

Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

