

FOR SALE BY ONLINE AUCTION

On the instructions of:



Auction Date: 18.06.2026

Mid-terraced office premises
over ground, first & attic floors

Edge of town centre &
overlooking public parkland

Potential for residential conversion
into single dwelling or possible
redevelopment into 2x flats (STC)

Guide Price: £50,000



VIRTUAL TOUR



WHAT 3 WORDS



22 KING STREET, CASTLE DOUGLAS, DG7 1AA

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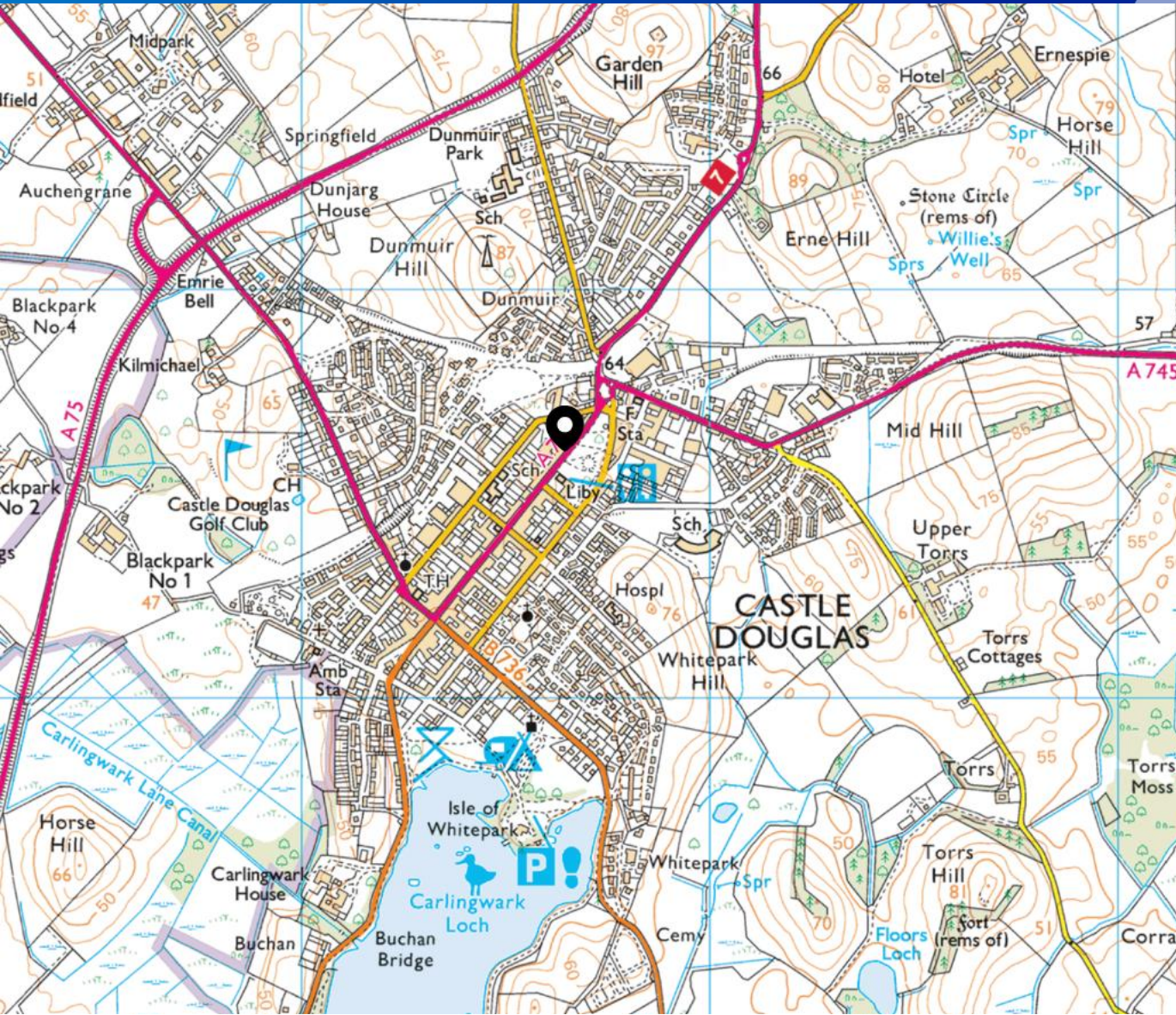
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Location

22 KING STREET, CASTLE DOUGLAS, DG7 1AA



The property fronts King Street, which serves as the core town centre thoroughfare, and benefits from an outlook over the Market Hill public park.

Castle Douglas, with a population of circa 4,000, is the main administrative town serving the Stewartry district of Dumfries & Galloway.

The town is a popular boutique retail destination and is also the main market town for the surrounding rural area, attracting high numbers of local shoppers and tourists.

In addition, Castle Douglas is now well established as Scotland's Food Town and hosts a variety of events throughout the year.

Commercial occupiers include national multiples together with local businesses offering a varied selection of goods and professional services.

The town also boasts a primary school and secondary school, supermarkets, café's, restaurants, hotels, a cottage hospital, health services, veterinary services and a livestock market.

Leisure amenities include a theatre, swimming pool, large park with boating lake, a golf course, and Threave Estate which features impressive gardens and a visitor centre.

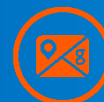
The property is set within a mixed-use district at the northern edge of the town centre and lies opposite the main public car park, which includes electric vehicle charging stations.

Public transport is provided by several bus routes.

The town is bypassed by the A75 trunk road and is located at its junction with the A713.

The A75 connects the A74(M) / M6 motorways at Gretna to Stranraer and the Cairnryan ferry ports. The regional capital of Dumfries lies approximately 18 miles to the northeast.

Edge of town centre commercial premises with scope for residential conversion / redevelopment (STC)



FIND ON GOOGLE MAPS



Description

22 KING STREET, CASTLE DOUGLAS, DG7 1AA



The subjects comprise a mid-terraced office building arranged over ground, first & attic floors, together with shared access to communal garden grounds.

The property is of traditional brick construction, externally rendered and surmounted by pitched and slate clad roofs.

Chimney heads are also formed in brick with a rendered finish.

Windows are of double-glazed uPVC casement and single-glazed timber casement design. The attic accommodation is served by single / double glazed skylights.

Integral to the building is a gated and common pend that is accessed directly from the public footpath on King Street and leads to the rear of the property.

The site extends to the footprint of the building only however, in addition to the common pend, the property also has access to a common garden & courtyard, which is shared with the neighbouring properties (Nos. 19-21).

The internal accommodation is as follows:

Ground Floor

Entrance Vestibule & Hallway, Two Offices & Store

First Floor

Landing, Two Offices, Store, Kitchen & Toilets

Attic Floor

Landing & Office

The floors are of suspended timber construction. Original features include cornicing and a moulded staircase.

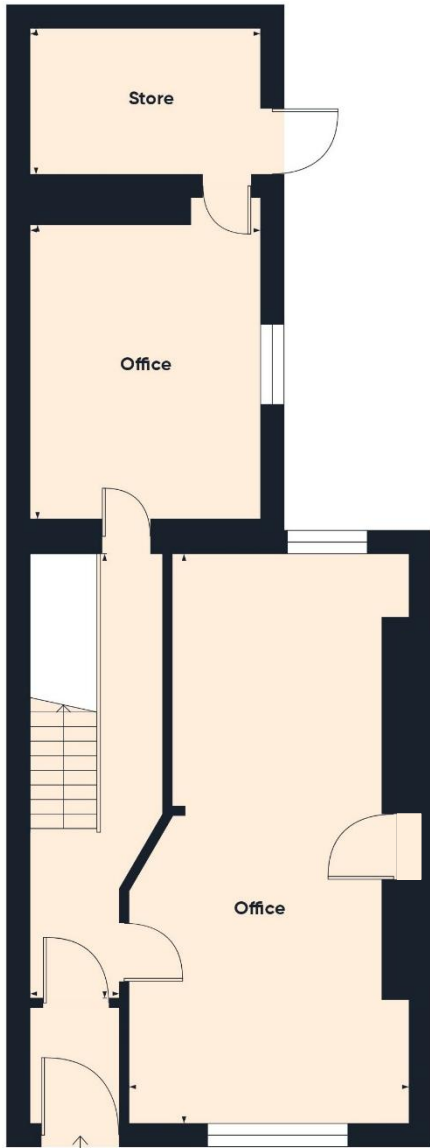
FLOOR AREAS	m ²	ft ²
Net Internal Area	100.47	1,081
Gross Internal Area	154.81	1,666

The above floor areas have been calculated from on-site measurements in accordance with the RICS Code of Measuring Practice (6th Edition).

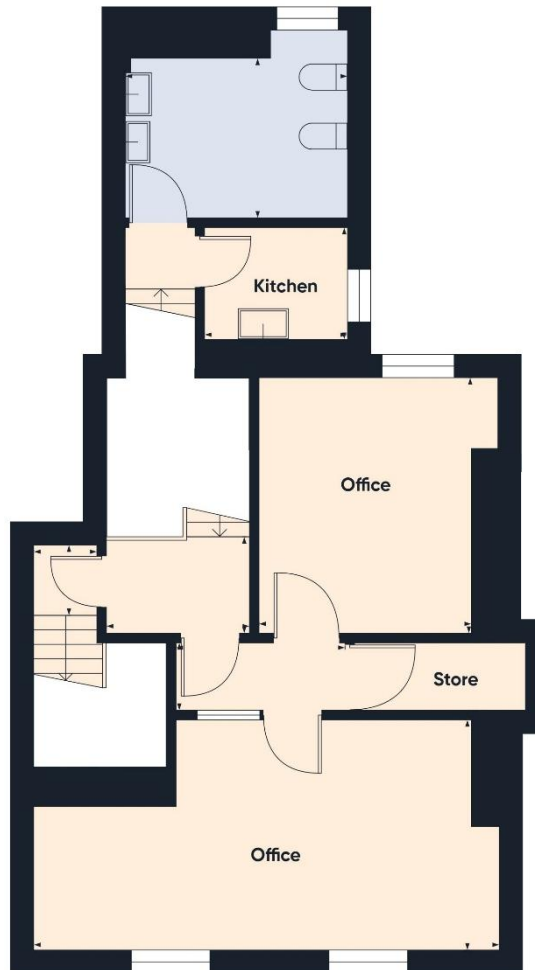


Floor Plans

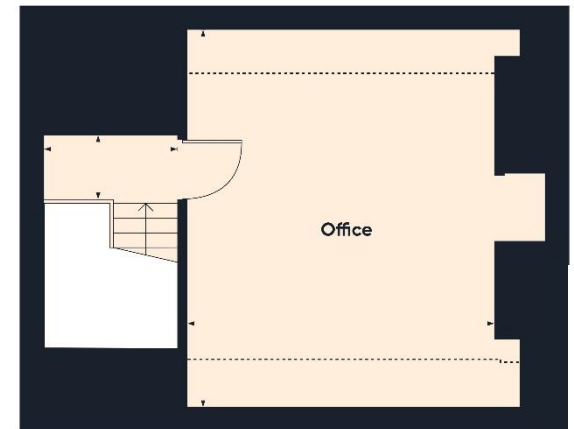
22 KING STREET, CASTLE DOUGLAS, DG7 1AA



Ground Floor



First Floor



Attic Floor



Description

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Services

Mains water, gas, electricity and drainage.

Space heating is provided by a gas-fired boiler connected to a series of wall mounted radiators and augmented by an electric panel radiator at attic level.

A fire alarm system has been installed.

The offices also benefit from ample power & data connection points.

Rating Assessment

The property requires to be independently assessed for the purpose of being entered into the Valuation Roll.

Prospective purchasers must satisfy themselves in respect to Business Rates payable.

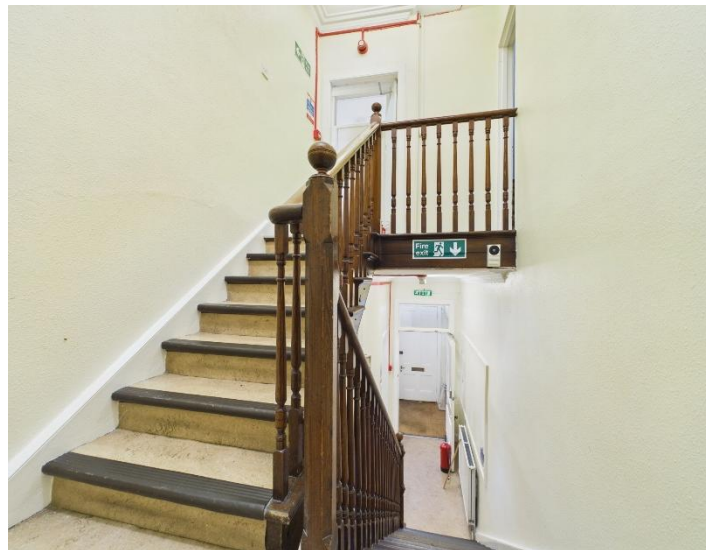
Planning & Grant Funding

We assume the property is currently registered for Class 4 (Business) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The building is however well suited to residential conversion to a single dwelling or redevelopment into two flats, subject to Local Authority consents.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

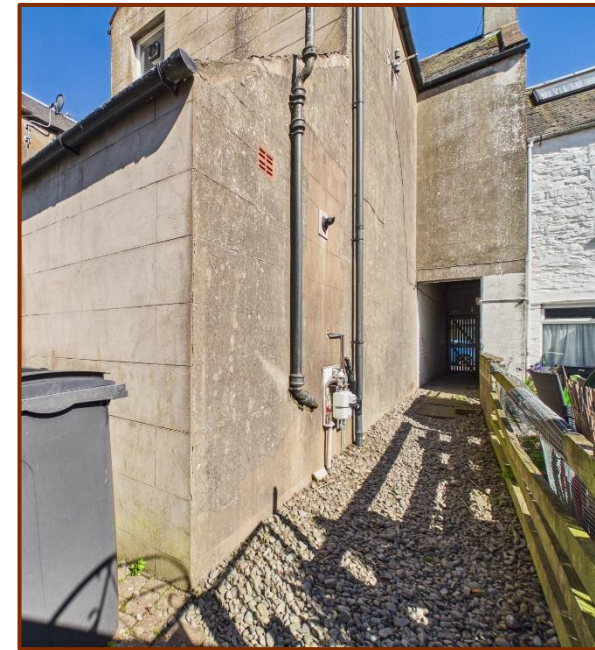
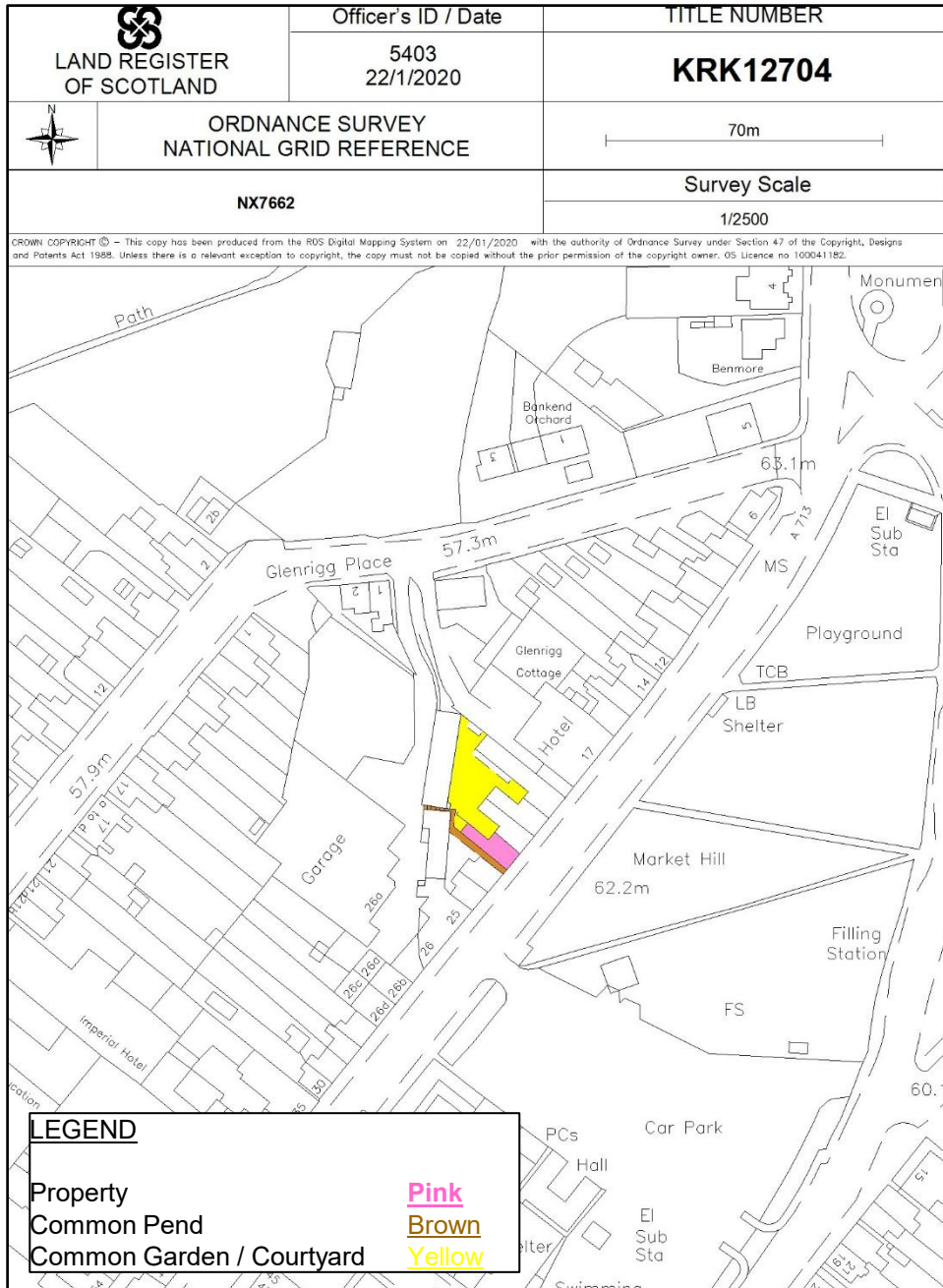
Grant funding for residential conversion / redevelopment may be available via the Dumfries & Galloway Council Town Centre Living Fund.





Title Plan

22 KING STREET, CASTLE DOUGLAS, DG7 1AA





Auction Date

The auction will be held on Thursday 18th June 2026 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of **£50,000**.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

Buyer Fees

There are no buyer's fees on this lot.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

The property has an energy rating of: Pending
A copy of the EPC is available upon request.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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