

**FOR SALE
BY ONLINE
AUCTION**

RETAIL / PROFESSIONAL

Auction Date: 18.06.26

Ground floor unit

Set within popular tourist town

NIA: 111.73 sq.m. (1,203 sq.ft.)

Qualifies for 100% Rates Relief

Guide Price: £55,000



WHAT 3 WORDS



GOOGLE MAPS



198 KING STREET, CASTLE DOUGLAS, DG7 1DB

CONTACT: Fraser Carson: f.carson@shepherd.co.uk | 01387 264333

Robert Maxwell: robert.maxwell@shepherd.co.uk | www.shepherd.co.uk



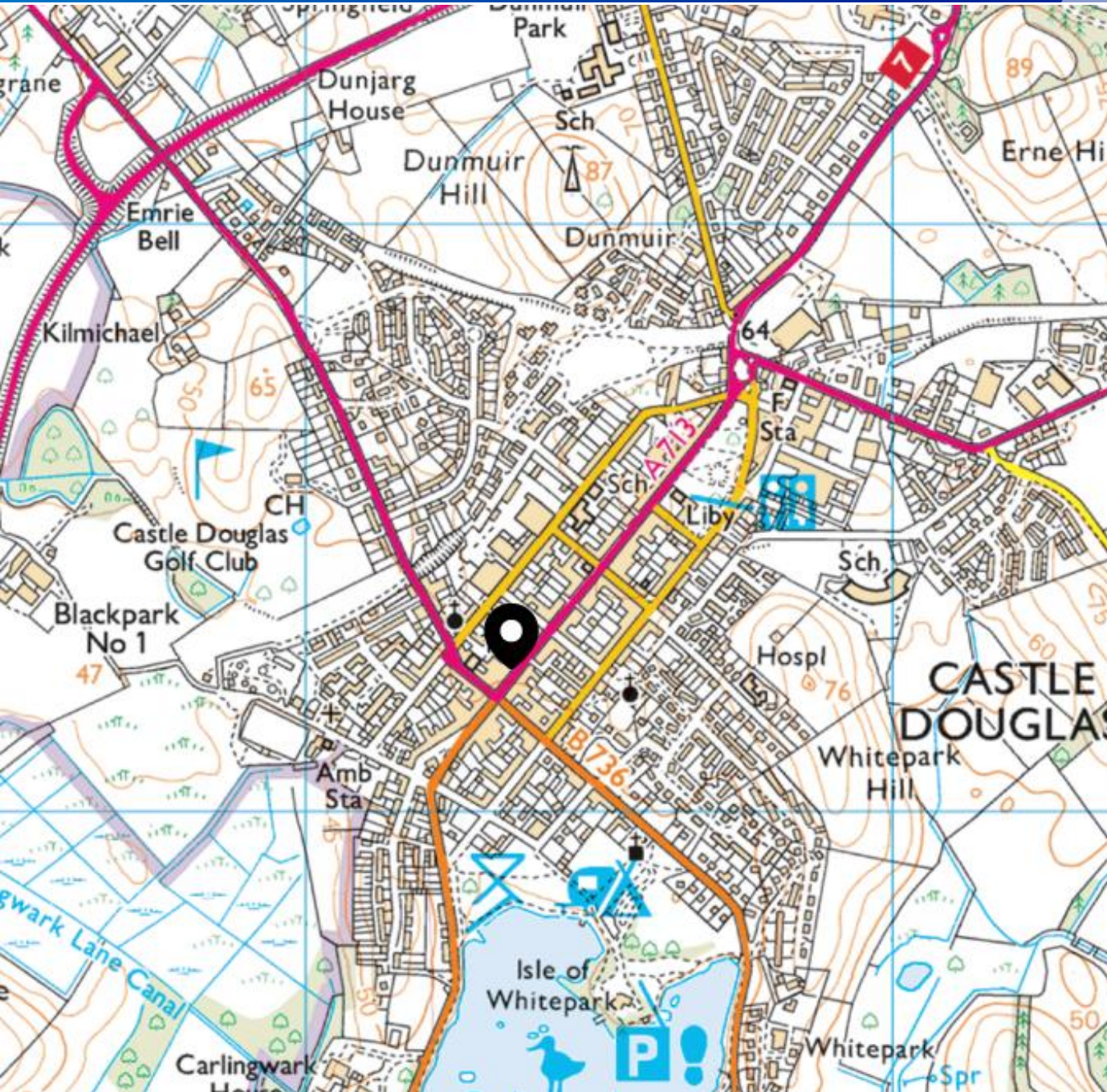
SHEPHERD

PROPERTY AUCTIONS



Location

198 KING STREET, CASTLE DOUGLAS, DG7 1DB



The subjects occupy a central trading position within a popular tourist town.

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 shopping destination, attracting good levels of tourist trade, and is also the main market town for the surrounding rural areas.

In addition, Castle Douglas is now well established as the regions 'Food Town' hosting a variety of events throughout the year and supporting many local businesses within the food & drink sector.

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 east.

The property is situated on the northeastern side of King Street, close to its junction with St Andrew Street.

The property fronts King Street, which serves as the core town centre thoroughfare, and occupies a good pitch within the main retailing area.

On-street parking is available in the immediate vicinity. There is also a large public car park within a reasonably short walking distance.



Description

198 KING STREET, CASTLE DOUGLAS, DG7 1DB



Historic Photo



Historic Photo

The subjects comprise a ground floor unit forming part of a larger Category C listed two-storey property.

The unit is of traditional stone construction under a pitched and slate clad roof, with stone / brick rear extension surmounted by a flat roof.

The property features a traditional sales frontage with large display window, recessed entrance door and full-width fascia signage.

The internal accommodation extends to the following:

- Sales Area
- Stockroom
- Office
- Toilet
- Store

The property extends to the footprint of the building however we are verbally advised that the subjects benefit from shared use of the rear car park, which is accessed via a pend off King Street.

FLOOR AREA	m ²	ft ²
Ground Floor	111.73	1,203

The above floor area has been calculated from on-site measurements and is stated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Description

198 KING STREET, CASTLE DOUGLAS, DG7 1DB

Services

Mains water, electricity and drainage.

Rating Assessment

RV - £8,300

The property therefore qualifies for 100% Rates Relief under the Small Business Bonus Scheme, subject to occupier eligibility.

Planning

We assume the property is currently registered for Class 1A (Shops, Financial, Professional and Other Services), all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The unit is however well suited to a variety of commercial uses, subject to Local Authority consents.

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



Historic Photo



Auction Date

The auction will be held on Thursday 18th June 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 **£55,000**.

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

The buyer's fee is 1.5% plus VAT, subject to a minimum of £1,500 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

Energy Performance Rating: G

A copy of the EPC is available upon request.

Get in Touch

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



Fraser Carson

f.carson@shepherd.co.uk



Robert Maxwell

robert.maxwell@shepherd.co.uk

Shepherd Chartered Surveyors

18 Castle Street, Dumfries, DG1 1DR

t: 01387 264333



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.

[shepherd.co.uk](https://www.shepherd.co.uk)



SHEPHERD

PROPERTY AUCTIONS