

# FOR SALE

## Office / Investment Opportunity

**Carlingwark Street, Castle Douglas, DG7 1HD**



- Purpose-Built Office Building
- Visible Roadside Position
- Dedicated Car Park
- Qualifies for 100% Rates Relief
- Let to Local Housing Association
- Vacant Possession From 08/2020
- Potential to Extend Lease
- Suited to Alternative Use
- Possible Re-Development Site

### VIEWING & FURTHER INFORMATION:

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### LOCATION

CASTLE DOUGLAS, with a population of around 3,700, is the main administrative town serving the Stewartry district of the Dumfries and Galloway Council area. The town has established itself as a popular boutique retailing centre, attracting good levels of tourist trade, and is also the main market town for the surrounding hinterland.

The town is bypassed by the A75 trunk road, located at its junction with the A713. The regions principal town is Dumfries which lies approximately 18 miles to the north east.

The property is situated in a mixed commercial / residential area at the southern end of the town centre and occupies a visible position on the King Street thoroughfare, near to its junction with Marle Street.

Although fronting King Street, vehicle access is provided from Carlingwark Street at the rear of the property.

Other nearby commercial occupiers include C S McKelvie Electrical and Dumfries & Galloway Mental Health Association, together with a variety of local retailers, cafés and restaurants.

### DESCRIPTION

The subjects comprise a single storey purpose-built office building, estimated to have been constructed during the latter part of the 20<sup>th</sup> century.

The main walls appear to be of cavity brick construction with an external render finish and fyfestone features. The roof over is flat and assumed to be clad with mineral felt.

There is a customer entrance at the front of the property, via a flight of external steps, together with a disabled access at the rear. A staff entrance door is located on the northern elevation.

The floor is of concrete construction with a mix of carpet and vinyl coverings. The walls have a painted finish and there are suspended acoustic tile ceilings throughout.

The property occupies a split-level site with car park to the front, capable of accommodating around four vehicles. A further parking space is available adjacent to the disabled access.

### ACCOMMODATION

Reception Office, Interview Room, Filing Room, IT / Server Room, Kitchen, Meeting Room, Managers Office, Ladies & Gents Toilets, Cleaners Cupboard and Store

## AREAS

Approximate Net Internal Area - 155.61 sq.m. (1,675 sq.ft.)  
Approximate Total Site Area - 0.053 Ha (0.13 Ac)

## SERVICES

The property is understood to connect to mains supplies of water, gas, electricity and drainage. Space heating is provided by a gas fired central heating system.

## RATING ASSESSMENT

RV - £9,500.

The property therefore qualifies for 100% rates relief.

## THE TENANT

The property is currently let to Dumfries & Galloway Housing Partnership (DGHP) who are an established social housing association with over 10,000 homes in the Dumfries & Galloway council area. Further information is available at [www.dghp.org.uk](http://www.dghp.org.uk).

DGHP occupy the property on a Full Repairing & Insuring lease, operating year to year at a passing rent of £10,000 per annum. A copy of the lease is available on request.

Vacant possession is available from August 2020.

The estimated Market Rent for the property is £15,000 per annum.

## SALE PRICE

Offers around £125,000 are invited.

Prospective purchasers must satisfy themselves as to the incidence of Value Added Tax.

## PLANNING

The property is currently used as an office and was previously a job centre. We therefore assume the property has a Class 2 (Office) consent. The property is however suited to a variety of commercial uses, subject to the necessary statutory consents. There is also scope for re-development of the entire site. Interested parties are advised to make their own planning enquiries direct with Dumfries and Galloway Council.

## LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the purchaser will be responsible for LBTT, registration dues and VAT where applicable.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

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