



TO LET

TOWN CENTRE OFFICES

84B KING STREET, CASTLE DOUGLAS, DG7 1AD

Prominent position in Castle Douglas Town Centre

Traditional first floor offices with stair lift

100% rates relief available

Net internal area 57.29 sqm (617 sqft)

Rent £5,200 per annum

LOCATION

Castle Douglas is located within the Dumfries and Galloway region, approximately 18 miles west of Dumfries and lying just off the A75 road route. The town is a popular tourist destination and its resident population of 4,000 swells considerably during tourist season.

King Street is the main commercial location within Castle Douglas Town Centre and a busy thoroughfare, with the subjects in the prime stretch located close to the junction with Academy Street.

DESCRIPTION

84b King Street comprises of a traditional first floor office premises within a two storey, terraced building having a retail unit on the ground floor. The office has secure, main door access with a stair lift assisting access to the first floor.

The offices present well and are cellular in nature with two main offices, staff room, kitchen, cloakroom and toilet. Windows are mostly double glazed and electric wall panel heaters are in place.

FLOOR AREA

The office extends to a net internal floor area of 57.29 sq.m (617 sq.ft), or thereby.

RATING

The rateable value is £3,250 and the property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

RENT

Rental offers of £5,200 per annum are invited on the basis of flexible lease terms.

EPC

Available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING & FURTHER INFORMATION

Further information and viewing is available by contacting the sole agent:

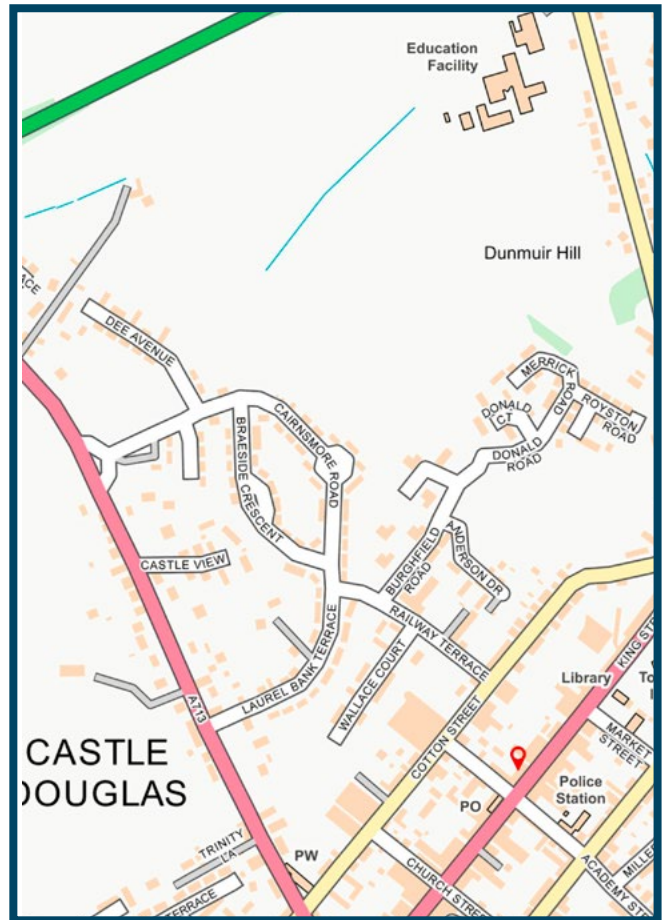
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