

FOR SALE

NEWSAGENTS

- > LONG STANDING BUSINESS
- > LOYAL CUSTOMER BASE
- > DAILY DELIVERY SERVICE WITH OVER 250 CLIENTS
- > TRADING INFORMATION AVAILABLE BY APPLICATION
- > FREEHOLD PROPERTY
- > CONVENIENT EDGE OF TOWN LOCATION
- > QUALIFIES FOR 100% RATES RELIEF
- > POTENTIAL RESIDENTIAL CONVERSION OPPORTUNITY



THE CORNER SHOP, COTTON STREET, CASTLE DOUGLAS, DG7 1DG

CONTACT: Fraser Carson: f.carson@shepherd.co.uk | Robert Maxwell: robert.maxwell@shepherd.co.uk | Tel: 01387 264333

DESCRIPTION

The subjects comprise an attached ground and attic floor retail unit, of traditional masonry construction under a pitched and slated roof.

There is a glazed customer entrance door to the front elevation, with external metal security screen. Windows are of timber casement design, externally secured by metal grilles.

The internal accommodation extends to:

- Ground Floor Sales Area
- Attic Floor Store
- Attic Floor Toilet

The sales area has a vinyl covered concrete floor, slat-wall cladding and a lined ceiling. The fit-out comprises freestanding display units, glass fronted fridge and timber point-of-sale counter.

The attic level has a suspended timber floor and a coombed ceiling.

FLOOR AREA	m ²	ft ²
Ground Floor Shop	18.70	201
Attic Floor Store	2.87	31
TOTAL	21.57	232

The above areas, which have been calculated from on-site measurements, have been calculated on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



LOCATION

CASTLE DOUGLAS, with a population of circa 3,700, is the main administrative town serving the Stewarty district of Dumfries and Galloway. The town has established itself as a popular boutique retailing centre, attracting good levels of tourist trade, and is 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 property occupies a prominent position on Cotton Street, at its intersection with Abercromby Road (A713), on the eastern edge of the town centre and within easy reach of the A75. On-street car parking is available in the immediate vicinity.

SERVICES

Mains water, gas (meter removed), electricity and drainage.

PURCHASE PRICE, STOCK & VALUE ADDED TAX

Purchase offers around **£65,000** are invited for the existing business, fit-out and our client's heritable interest in the property.

The above guide price is however stated exclusive of all stock, which will be available for an additional sum that is equal to the value of the stock at the time of purchase.

We are advised that the property is not elected for VAT.

RATING ASSESSMENT

RV - £1,650. The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

BUSINESS

The business extends back over 50 years and has been under the current ownership since 2015. The customer base comprises a mix of loyal locals, together with passing workmen and visitors. In addition, the business currently delivers to circa 250 customers each day by way of local paper rounds.

The shop is presently owner operated and assisted by a part-time staff member. The current opening hours are as follows:

Monday to Saturday: 05:00 to 12:30

Sunday: 06:00 to 12:30

The shop does not presently sell alcohol.

Further information will be made available to vetted parties following a formal viewing.

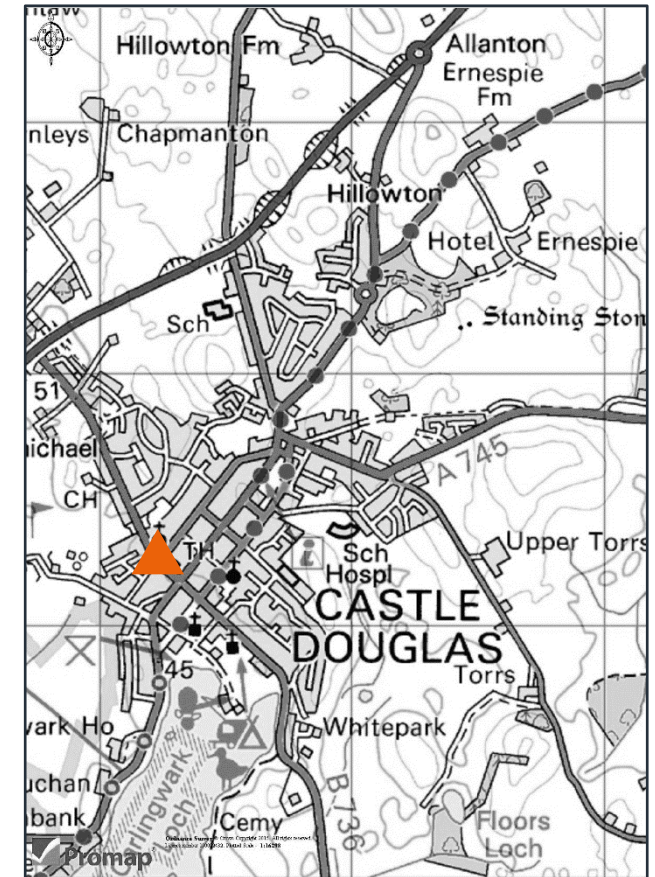
LEGAL COSTS

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.



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

Shepherd Chartered Surveyors 18 Castle Street, Dumfries, DG1 1DR | **Tel:** 01387 264333
Fraser Carson: f.carson@shepherd.co.uk | **Robert Maxwell:** robert.maxwell@shepherd.co.uk

www.shepherd.co.uk

