



ALLIED
SURVEYORS
SCOTLAND

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FOR SALE

184 -186 King Street, Castle Douglas, Dumfries & Galloway

- High Street location
- Internally well appointed
- Established and successful Cafe
- Outdoor seating area
- On Street Parking

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

This is an excellent opportunity to purchase a successful and established business within the popular and bustling food town of Castle Douglas, situated in South West Scotland. The café is located on King Street, which was shortlisted for the “Great British High Street” award in 2019. There is on street parking in front of the cafe as well as a free car park within walking distance.

DESCRIPTION

The café has space for approximately 50 covers in both the café floor and the garden. The garden provides a welcoming and relaxed space for customers to enjoy, whilst the weather allows. The ground floor property is accessed from the street where the front door welcomes customers into the main café floor, internally there is a seating area and counter for customer serving and drink preparation. A small hallway leads to the male and female WC, with the female toilet having been refurbished in 2020. The kitchen sits to the rear of the property and can be accessed from the both the seating area and from the garden. A store room leads off from the hallway and external stores provide further storage space.

ACCOMMODATION

	Area (sq. m)	Area (sq. ft.)
Internal Seating Area	65.9	709
Kitchen	16.8	180
WC	6.7	72.8
WC	5.4	57.8
Hallway	3.3	35.7
Store	14.5	156
External stores	22.7	244
Total	135.3	1455.3

FIXTURES & FITTINGS

The kitchen contains a Blue Seal 6 burner gas oven, sink, double fridge, ample work surfaces with an island providing further preparation space. The coffee machine is situated within the drinks preparation area and is a Magister 2. Any stock at time of sale is available by separate negotiation.

SERVICES

The property is served by mains drainage, water, electricity and gas.

VAT

All prices quoted are exclusive of VAT which will be added at the prevailing rate (if applicable).

DATE OF ENTRY

Date of entry is to be mutually agreed subject to the completion of missives.

LEGAL COSTS

Each party will be responsible for their own legal expenses incurred. The Purchaser shall be responsible for Stamp Duty Land Tax, Registration Dues and VAT (where applicable)

PLANNING

We understand the subjects are Class 1, Retail use.

RATEABLE VALUE

The rateable value for the property is £9,450. Further information can be found at <https://www.saa.gov.uk/dumgal/>.

TERMS

The freehold interest is available at offers over £225,000



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

Allan McMillan/Katie Austin | Tel. 01387 254 424

