

## ONLINE AUCTION

- > GROUND FLOOR & ATTIC ACCOMMODATION
- > CLASS 1A CONSENT
- > LOCATED WITHIN POPULAR TOURIST TOWN
- > CONVENIENT EDGE OF TOWN LOCATION
- > QUALIFIES FOR 100% RATES RELIEF
- > POTENTIAL RESIDENTIAL CONVERSION OPPORTUNITY (STC)
- > GUIDE PRICE: £33,000



**(DRAFT) FOR SALE**

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

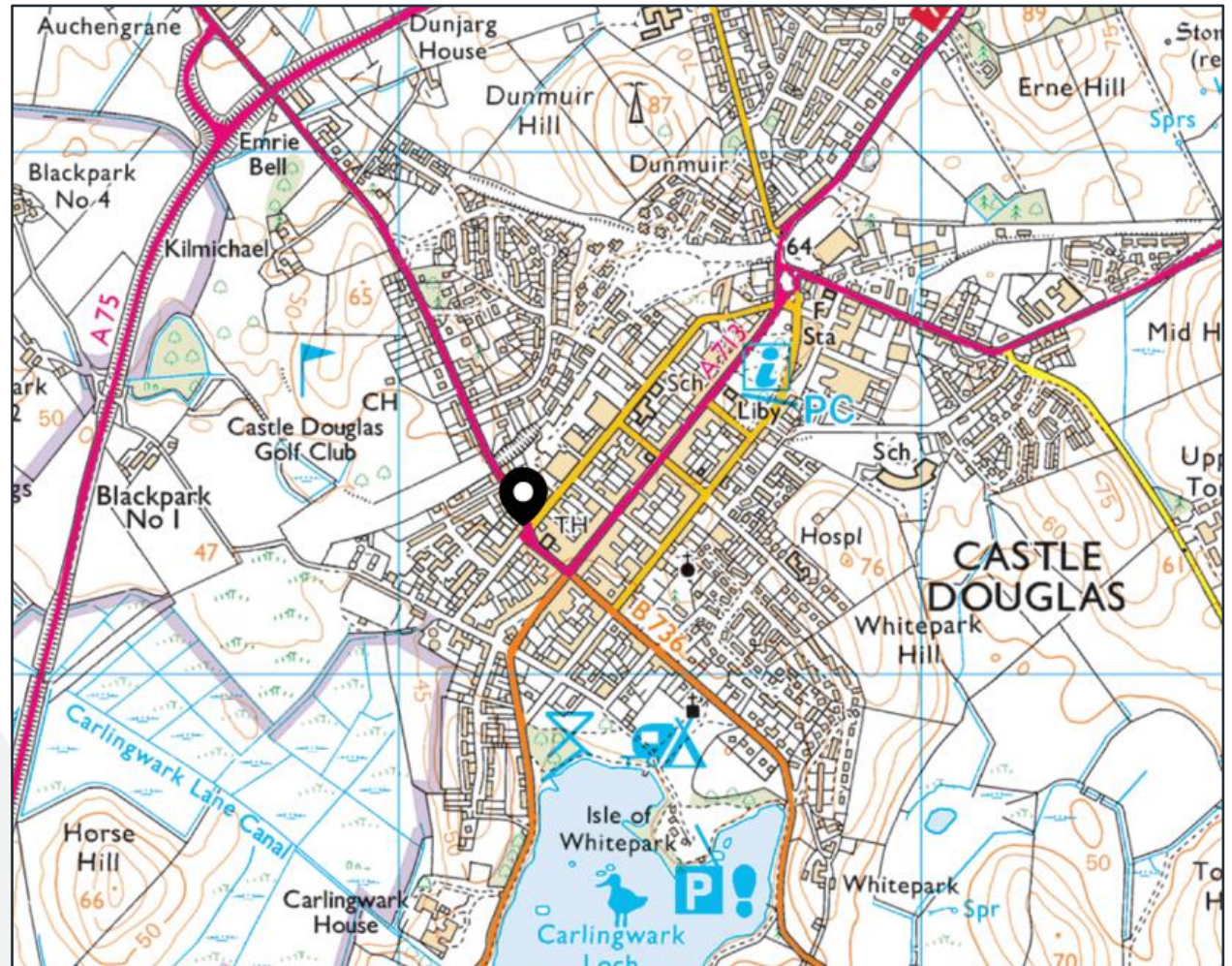
**CONTACT:** Fraser Carson: [f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk) | Tel: 01387 264333 | [www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)

## LOCATION

CASTLE DOUGLAS, with a population of circa 3,700, is the main administrative town serving the Stewartry 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.



**AUCTION DATE:**

**20<sup>TH</sup> JUNE 2024 AT 2.30PM**

**[www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)**

**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 and timber point-of-sale counter.

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

**SERVICES**

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



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**PLANNING**

We are verbally advised that the property is currently registered for Class 1A (Retail & Professional) use. The unit is however well suited to a variety of alternative commercial uses, subject to Local Authority consents.

In addition, there is scope for the building to be converted for residential use, subject to Local Authority consents.

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

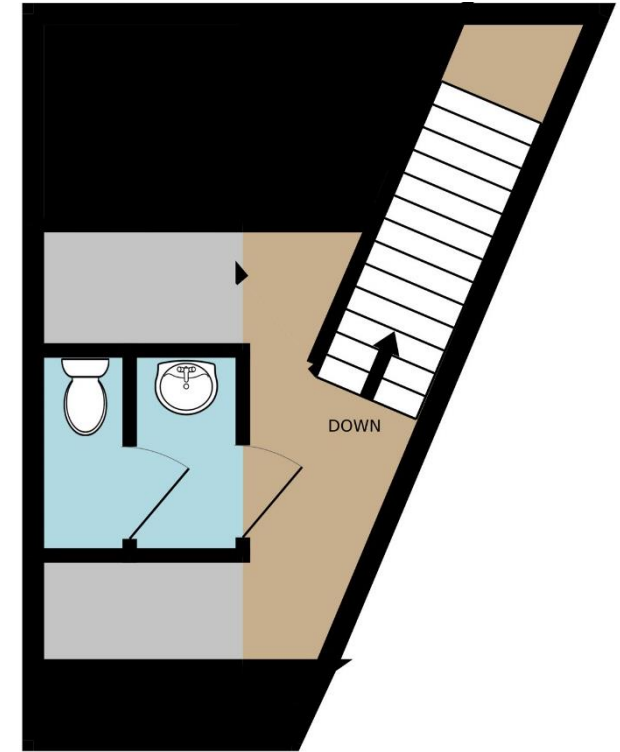
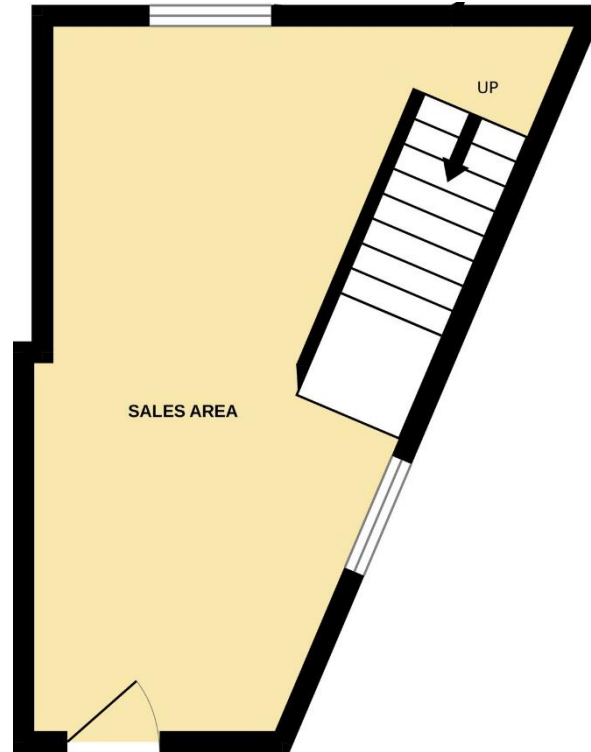
**GRANT FUNDING**

Potential grant funding for residential conversion of the property may be available via Dumfries & Galloway Council. Further information is available at:

<https://www.dumgal.gov.uk/article/17433/Town-Centre-Living-Fund>

<b>FLOOR AREAS</b>	<b>m<sup>2</sup></b>	<b>ft<sup>2</sup></b>
Ground Floor	18.70	201
Attic Floor	2.87	31
<b>TOTAL</b>	<b>21.57</b>	<b>232</b>

The above areas, which have been calculated from on-site measurements, are stated on a Net Internal Area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



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**AUCTION DATE**

The auction will be held on 20<sup>th</sup> June 2024 at 2.30pm and interested parties should register at:

[www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)

Buyers will be required to pre-register prior to approval of their bid.

**GUIDE PRICE**

The heritable interest is for sale at a guide price of **£33,000** exclusive of VAT.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide price is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

**RESERVE PRICE**

The reserve price is the minimum price for which the property can be sold and 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.

**DEPOSIT**

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

**BUYER FEES**

The buyer's fee is 2% plus VAT, subject to a minimum of £2,000 plus VAT.

**LEGAL PACK**

The legal packs are available to view online.

**VAT**

See legal pack.

**ENERGY PERFORMANCE CERTIFICATE**

EPC Rating: Pending

A copy of the EPC is available on request.

**RATING ASSESSMENT**

RV - £1,650.

The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

**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.

**CONTACT DETAILS**

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[f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk)



**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](mailto:f.carson@shepherd.co.uk)

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