

Property Estates and Programmes

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TO LET

Office Space (UPRN – 717x00)

5 St Andrew Street, Castle Douglas, DG7 1DE

2 storey, terraced property.

Letting offers of over £4,500 per annum are invited,
with a minimum duration of 5 years.

viewing by appointment only

Viewing and contact information

Colin Freeman – 07734073473

Colin.freeman@dumgal.gov.uk

www.dumgal.gov.uk/property

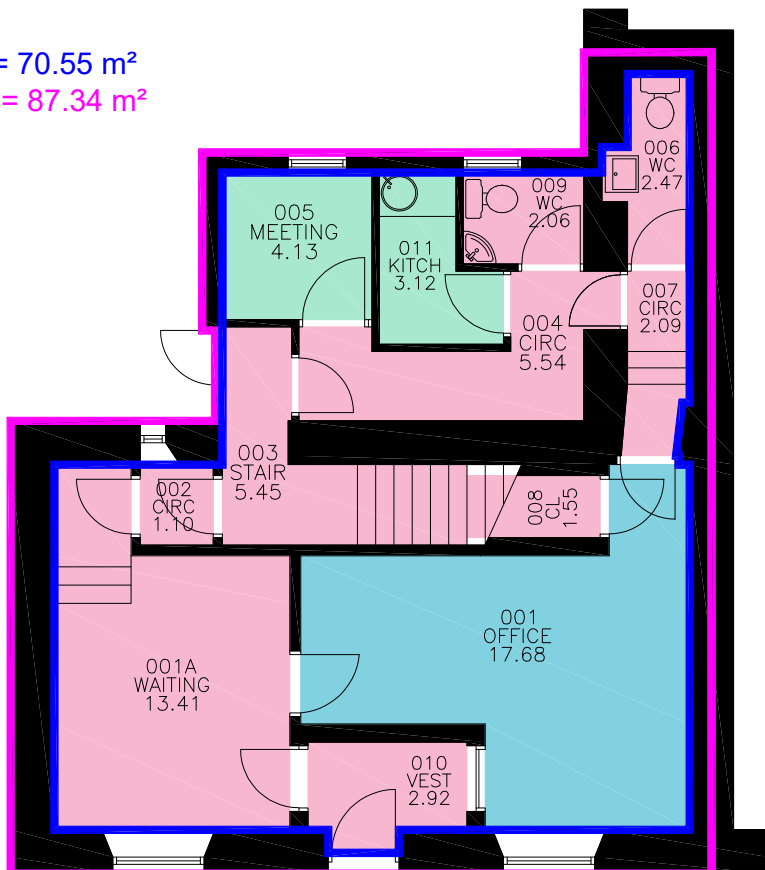
Property, Estates & Programmes
Dumfries and Galloway Council
Cargen Tower
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5 St Andrew Street, Castle Douglas, DG7 1DE – [Google Maps](#)

Level 1, Ground Floor

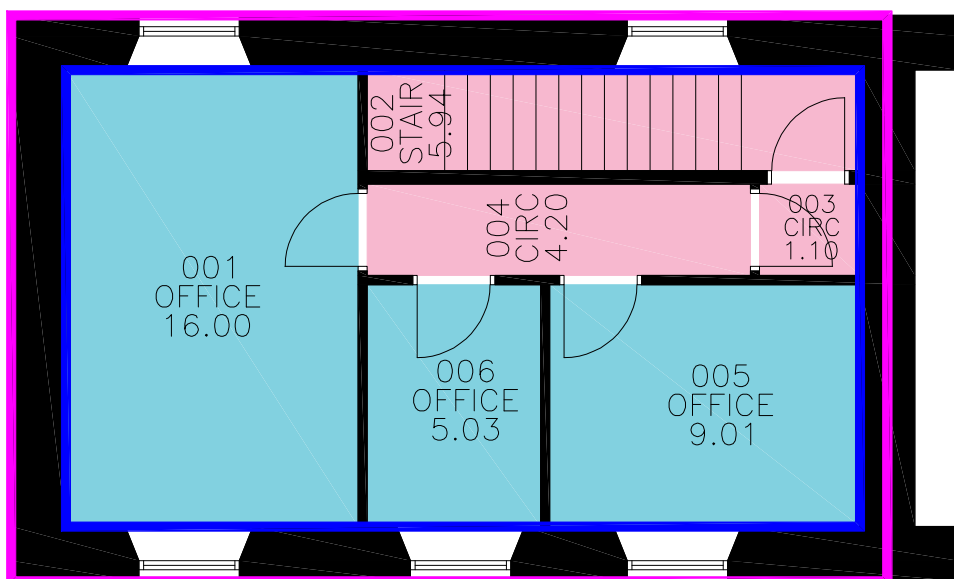
Internal Gross Area = 70.55 m²
External Gross Area = 87.34 m²



Level 1, Ground Floor

Internal Gross Area = 43.50 m²

External Gross Area = 59.52 m²



Summary of building:

Mid terraced, 2 storey building constructed in 1910, comprising 6 principle and 10 ancillary spaces, with office and meeting accommodation on both floors.

The second floor is accessed by way of internal staircase.

Situated on St Andrew Street which has direct access to the main and busy Castle Douglas High Street.

Accommodation – Ground Floor:

Space Identifier	Former Use	Approx Area	
		sqm	sqft
001A	Waiting Area	13.41sqm	144.3sqft
001	Office	17.68sqm	190.2sqft
002	Circulation	1.10sqm	11.8sqft
003	Stairs	5.45sqm	58.6sqft
004	Circulation	5.54sqm	59.6sqft
005	Meeting Room	4.13sqm	44.4sqft
006	W/C	2.47sqm	26.6sqft
007	Circulation	2.09sqm	22.5sqft
008	Landing	1.55sqm	16.7sqft
009	W/C	2.06sqm	22.2sqft
010	Vestibule	2.92sqm	31.4sqft
Total		58.4sqm	628.3sqft

Accommodation – First Floor:

Space Identifier	Former Use	Approx Area	
		sqm	sqft
001	Office	16sqm	172.2sqft
002	Stair	5.94sqm	63.9sqft
003	Circulation	1.10sqm	11.8sqft
004	Circulation	4.2sqm	45.2sqft
005	Office	9.01sqm	96.9sqft
006	Office	5.03sqm	54.1sqft
Total		41.28sqm	444.1sqft

Total internal area – 99.68sqm / 1,072.4sqft

Services:

This property is connected to mains electricity and water and connected to local sewage system.

Rateable Value for most recent use: £4,300 (as of 1st April 2023)

Transport Links:

Road

Dumfries – Via A75 – 18.1 miles

Kirkcudbright – Via A711 & A75 – 9.6 miles

Due Diligence:

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.

Offers:

Prospective Offerors are advised to note their interest in this property with Property, Estates & Programmes, preferably through their Solicitor, in order to be advised of a set closing date. On the closing date offers must be submitted in writing in a sealed envelope or by email clearly marked – “Letting Offer for 5 St Andrew Street, Castle Douglas, DG7 1DE”.

All offers should be sent to:

Legal Services – FAO Supervisory Solicitor, Conveyancing, Council Headquarters, English Street, Dumfries, DG1 2DD; or emailed to propertyoffers@dumgal.gov.uk

The Council is not bound to accept the highest offer received and late offers will not be considered.

Dumfries and Galloway Council give notice that:

1. The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, areas, photographs and reference to condition, necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Where dimensions are shown, these are approximate only.
3. Included systems and appliances are un-tested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.
4. Neither these particulars nor any communications by Dumfries and Galloway Council relative to the sale of this property or any part thereof shall be binding upon the Sellers (whether acted on or otherwise) unless the same is incorporated within a written document signed by the Sellers or on their behalf and are tested in conformity with Section 3 of the Requirements of Writing (Scotland) Act 1995 or granted in pursuance of any such document.

Sale particulars updated 17 November 2023