



Attractive Retail Investment
Let to The Original Factory Shop Limited
10 year lease from August 2023
Rent: £30,000 pa
FRI lease
O/O £200,000 are invited – 14.70% NIY

Location

The property is situated on the east side of King Street, north of its junction with Church Street within the town of Castle Douglas.

Castle Douglas is a town of around 4,200 people with an expanding tourist industry situated approximately 18 miles south west of Dumfries, within the Dumfries & Galloway region. Neighbouring occupiers include Scotmid, Wilkies, Bank of Scotland, Marchbank Bakers and In-House Chocolates.

Accommodation

The premises comprises the ground and first floor of a 2 storey building surmounted by a flat roof. The property benefits from a large glazed frontage with multiple display windows and partially recessed entrance.

The premises have been extensively refurbished and fitted out to Original Factory's high quality specification. The ground floor comprises sales space with the 1st floor comprising additional sales space along with storage and staff accommodation. The premises benefits from rear loading via a shared access yard.

The ground floor extends to the following approximate areas:

Ground Floor: 2,605 sq ft / 242 sqm
First Floor: 6,674 sq ft (620 sqm)

Tenancy

Let to Original Factory Shop Limited on a 10 year FRI lease commencing on August 2023 with tenant break option on the 5th anniversary ie August 2028. The passing rent is £30,000pa with a rent review on the 5th anniversary to OMV.

Price

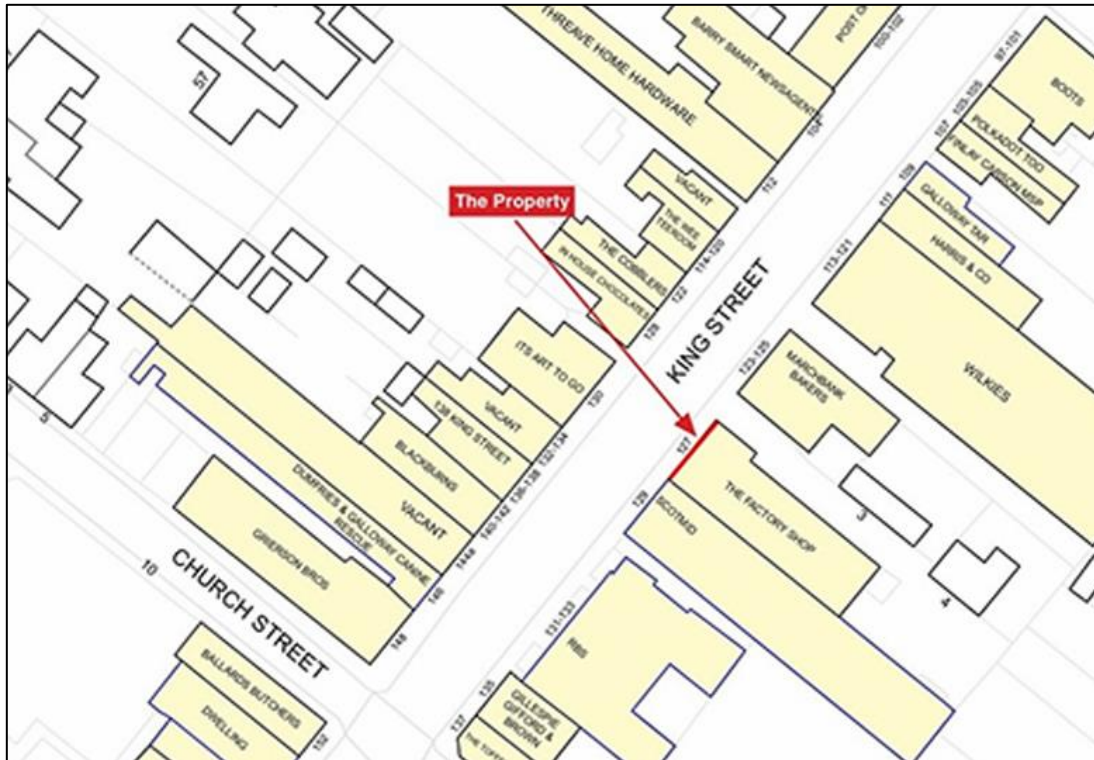
Offers in excess of £200,000 are invited. A purchase at this level would reflect an attractive net yield of 14.70%.

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Viewing strictly by appointment with BRITTON PROPERTY

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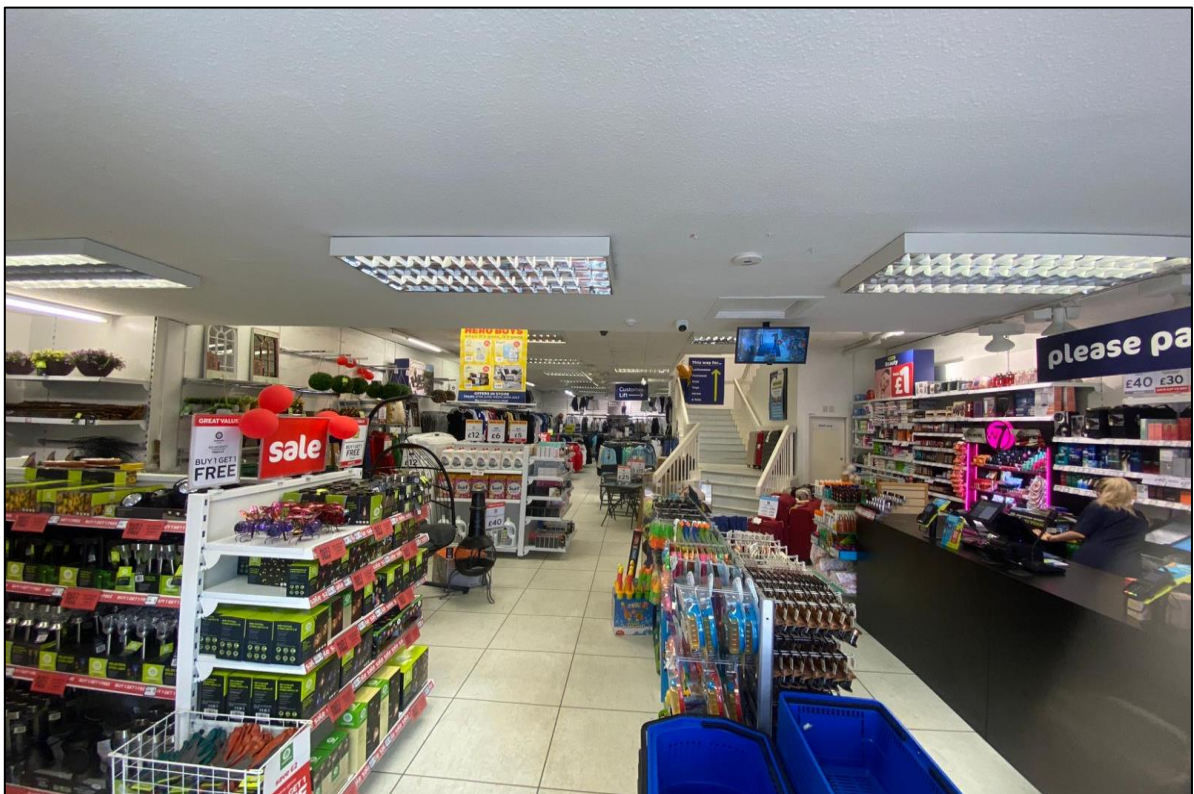




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