



***Thistledown,
172 King Street,
Castle Douglas, DG7 1DA***

EPC = G

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

38-40 Albert Street • Newton Stewart DG8 6EF
Tel: (01671) 404100 • Fax: (01671) 401443
www.abamattthews.com

BANK OF SCOTLAND BUILDINGS
Newton Stewart • DG8 6EG

Tel: (01671) 404100 • Fax: (01671) 404140

THE OLD BANK

Buccleuch Street Bridge • Dumfries DG2 7TJ
Tel: (01387) 257300 • Fax: (01387) 257333

and as HUNTER & MURRAY

25 Lewis Street • Stranraer DG9 7LA
Tel: (01776) 702581 • Fax: (01776) 702524

- **Thriving card and gift shop with modern recently fitted premises extending to approximately 90m²**
- **Ideal trading position in the centre of the town**
- **Excellent double window frontage onto the main thoroughfare of the town**
- **Offers in the region of £150,000 plus SAV**



Thistledown, 172 King Street, Castle Douglas

An opportunity has arisen to purchase a thriving business in the town centre. Established in 2011, the business has grown steadily and was a finalist in the prestigious RETAS Greeting Card Retail Awards 2019 for the Best Independent Greeting Card Retailer North and Northern Ireland. The business occupies substantial premises which were carefully refurbished in recent years and fitted with slat wall panelling and Karndean flooring. Internally the property is mainly over the ground floor with an attic room above. Currently the business specialises in greeting cards, helium balloons, gift wrap, partyware and gifts. There is however excellent potential for further development particularly in personalised gifting of which a large selection of equipment is already present and ready to use. The premises extends to approximately 90m² and has excellent double window frontage onto King Street, the main thoroughfare of the town. In addition to the ground floor premises there is an attic room which could be converted to give additional storage. There maybe an opportunity to purchase the business and stock and lease the building. Further details are available on application to the Selling Agents

Accounts will be made available to genuinely interested parties through their Solicitors or Accountants.

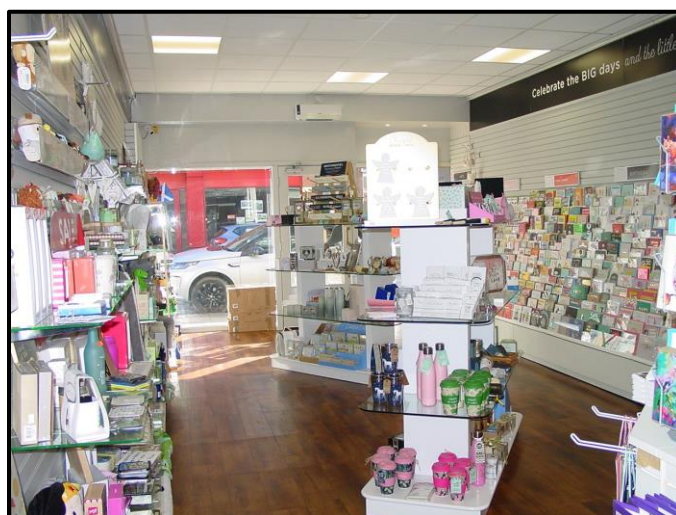
Accommodation comprises: - Ground Floor: Front Shop. Rear Shop. Store. Kitchen/Toilet. First Floor: Attic Room.

GROUND FLOOR ACCOMMODATION

Front Shop

10.00m x 4.00m

Double display windows to the front of the shop provide excellent frontage onto the main thoroughfare of the town. Entrance door from the main street. The main shop area lies to the front of the property with a range of wall shelving and display units. Built-in serving counter.



Rear Shop**5.00m x 3.80m**

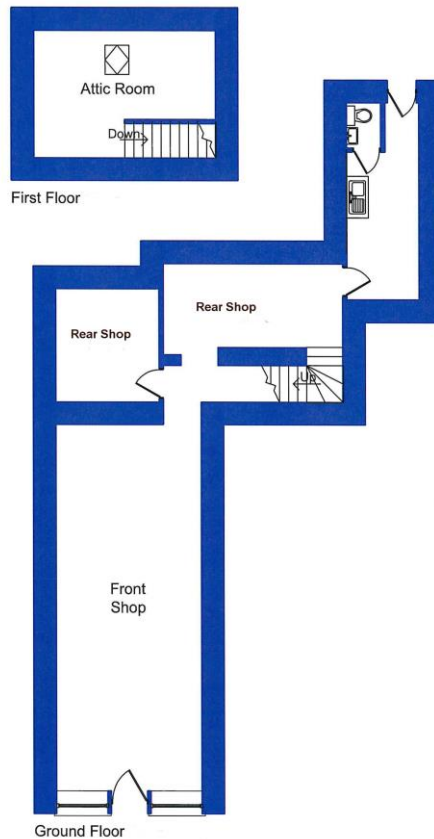
Wall shelving and display shelves. Stairs to attic room.

**Store****3.10m x 2.90m****Kitchen/Toilet****5.40m x 2.00m**

Fitted with floor units with inset single drainer stainless steel sink. Space for under counter fridge/freezer. Access to WC. Door to rear of property.

Attic Room**5.00m x 3.50m**

Velux window.



Sketch plan for illustrative purposes only

SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. EPC= G.

RATEABLE VALUE

The property has a Rateable Value of £7,500 per annum.

VIEWING

By arrangement with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £150,000 plus SAV are anticipated and should be made directly to the Selling Agents.

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.