



29 High Street, Sanquhar, DG4 6DJ

Located on Main Thoroughfare

- Ground Floor Unit
- Class 1 Consent
- Rates Exempt
- 480sq ft
- Rent: £6,000per annum
- Sale: o/o £40,000

LOCATION

The property is situated on the north side of High Street, close to its junction with St Marys Wynd in the village of Sanquhar.

The village straddles the A76 trunk road, which connects the regional towns of Dumfries (31 miles south) and Kilmarnock (29 miles north). The town of Sanquhar is also around 3.5 miles to the south-east. The property is located within the heart of the village and lies on the northern side of Main Street, which is a continuation of the A76 and therefore generates a high level of passing trade.

On-street parking is available in the immediate vicinity with a public car park also within short walking distance.

PROPERTY

The property comprises a ground floor retail unit within a larger 2 storey traditional stone development.

The property offers multiple display; ay windows with centrally located entranceway, leading to an open plan retailing space with partitioned tea prep and w.c. to the rear.

AREA

44.59sqm (480sq ft)

NAV/RV

£1,900



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RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £6,000 per annum

SALE

The property is available on a freehold interest for o/o £40,000

V.A.T.

Figures quoted exclusive of V.A.T.

LEGAL

Each party will be responsible for paying their own legal costs incurred in this transaction.

TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.