



35 Main Street, Kirkconnel, Sanquhar, DG4 6NB

Modern Frontage

- Prominent Position
- Well Presented
- Rates & V.A.T. Free
- 760sq ft
- Rent: £125per week
- Sale: £45,000

LOCATION

Kirkconnel is a semi-rural parish and commuter village located toward the north of the Dumfries & Galloway Council area. 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. There is a public bus stop directly opposite the property.

PROPERTY

The subjects comprise a ground floor tearoom (previously a butcher's shop) forming part of an original two storey mid-terraced building with rear projections. The main walls are of traditional masonry construction, surmounted by pitched and

slated roofs. The property has an attractive red sandstone finish and modern sales frontage, with uPVC casement display windows and entrance door, under a full width fascia sign and retractable awning.

The internal accommodation extends to the following:

- Front Sales Area & Store
- Rear Dining Area
- Kitchen with Walk-in Store
- Ladies & Gents Toilet Facilities



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SERVICE CHARGE
NAV/RV
£2,450

The property qualifies for rates exemption

RENT
The property is available on a new full repairing and insuring head lease for a negotiable term for £6,500 per annum (£125p/w)

SALE
The property is available on a freehold basis for £45,000

V.A.T
The property is not elected for V.A.T

E.P.C
Available on request

TITLE
Available on request

VIEWING
By appointment only, alternatively virtual viewings can be booked.

LEGAL
Each party shall bear their own legal costs incurred in the transaction

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Property Misdescription Act 1991:
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