



## 35 Main Street, Kirkconnel, Sanquhar, DG4 6NB

Retail To Let or For Sale, Sanquhar

### Summary

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	760 sq ft / 70.61 sq m
<b>Rent</b>	£6,500 per annum
<b>Price</b>	£45,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

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

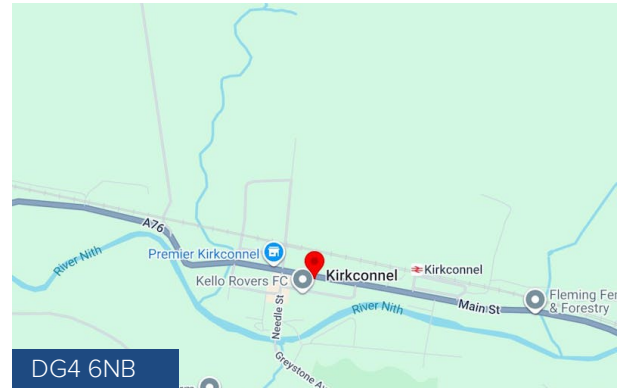
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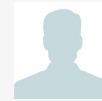
## Description

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.



## Viewing & Further Information



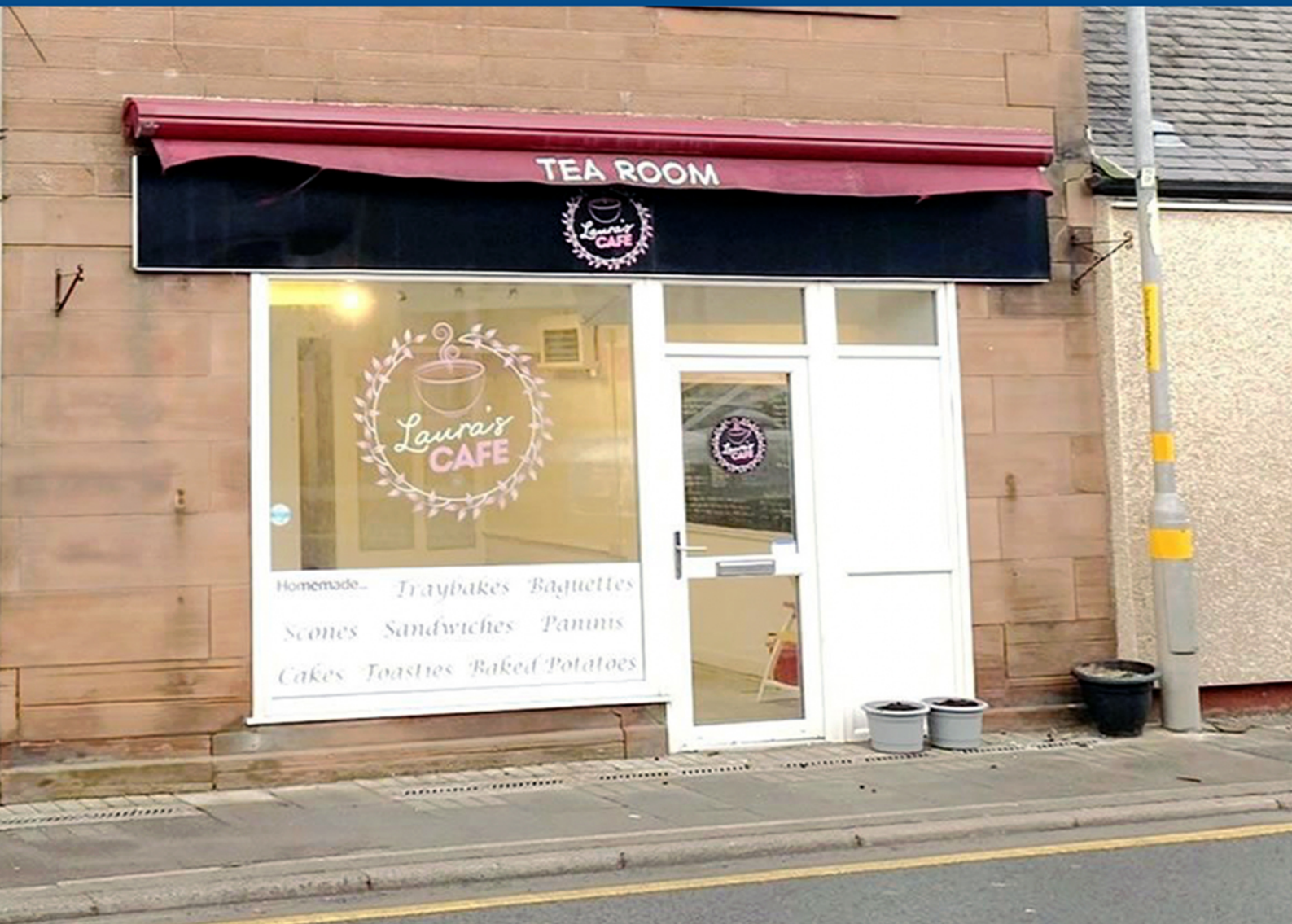
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**TSA** Property Consultants

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Modern Frontage

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#### 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



**35 Main Street, Kirkconnel, Sanquhar, DG4 6NB**

**Modern Frontage**

**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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**Anti-Money Laundering**  
TSA Property Consultants are regulated by HMRC in its compliance with the UK 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.