

## ONLINE AUCTION

- > GROUND FLOOR UNIT
- > MODERN DOUBLE-GLAZED FRONTAGE
- > HIGH LEVEL OF PASSING TRADE
- > CLOSE PROXIMITY TO PUBLIC CAR PARK
- > NIA: 70.60 SQ.M. (760 SQ.FT.)
- > QUALIFIES FOR 100% RATES RELIEF
- > POTENTIAL CONVERSION OPPORTUNITY (STC)
- > GUIDE PRICE: £27,000



FOR SALE

**35 MAIN STREET, KIRKCONNEL, SANQUHAR, DG4 6NB**

**CONTACT:** Fraser Carson: [f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk) | Tel: 01387 264333 | [www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)



**LOCATION**

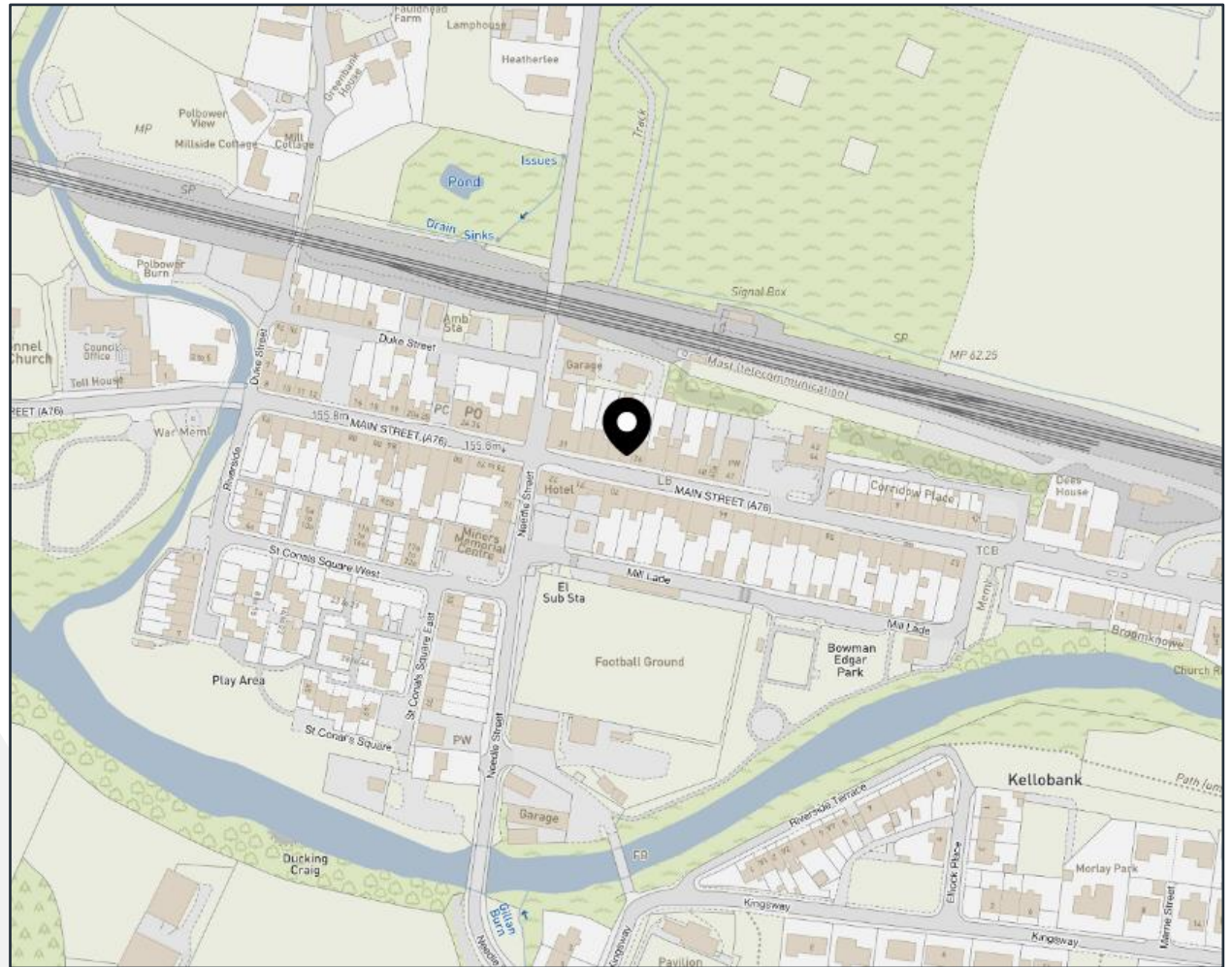
Kirkconnel is a semi-rural parish and commuter village located toward the north of the Dumfries & Galloway Council area.

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.

**AUCTION DATE:****18<sup>TH</sup> APRIL 2024 AT 2.30PM****[www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)**

**DESCRIPTION**

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:

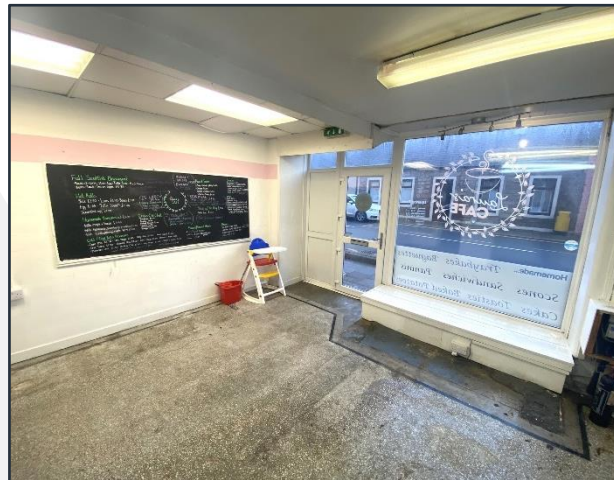
- Front Sales Area & Store
- Rear Dining Area
- Kitchen with Walk-in Store
- Ladies & Gents Toilet Facilities

The front sales area has a terrazzo floor finish, painted walls and a painted / suspended tile ceiling. Fitted worktops have been installed, with tile splash backs and a stainless-steel sink and drainer.

The dining area has a carpet floor covering, painted brick walls and a PVC clad ceiling.

The kitchen has a sealed concrete floor together with painted walls and ceiling.

The toilets have vinyl floor coverings, painted walls and painted ceilings.

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**SERVICES**

Mains water, electricity and drainage.

Hot water is provided by instantaneous electric geysers.

**RATING ASSESSMENT**

RV - £2,450.

The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

**PLANNING**

The property was last operated as a café but is also suited to a variety of alternative commercial uses, or possibly residential conversion, subject to Local Authority consents.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

FLOOR AREA	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	70.62	760

The above areas have been provided to us and we assume they are stated on a Net Internal Area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



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**AUCTION DATE**

The auction will be held on 18<sup>th</sup> April 2024 at 2.30pm and interested parties should register at:

[www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)

Buyers will be required to pre-register prior to approval of their bid.

**GUIDE PRICE**

The heritable interest is for sale at a guide price of **£27,000** exclusive of VAT.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide price is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

**RESERVE PRICE**

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

**DEPOSIT**

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

**BUYER FEES**

The buyer's fee is 1.5% plus VAT, subject to a minimum of £2,000 plus VAT.

**LEGAL PACK**

The legal packs are available to view online.

**VAT**

See legal pack.

**ENERGY PERFORMANCE CERTIFICATE**

EPC Rating: D

A copy of the EPC is available on request.

**ANTI MONEY LAUNDERING REGULATIONS**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

**CONTACT DETAILS**

Fraser Carson

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Dumfries, DG1 1DR

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[f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk)



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 18 Castle Street, Dumfries, DG1 1DR | **Tel:** 01387 264333

**Fraser Carson:** [f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk)

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