



## Commercial Premise at 20 High Street,

Langholm, DG13 0JH

**OIRO £62,500**



Offering a high degree of potential to the buyer, 20 High Street, Langholm is a well-presented mixed-use unit within the town centre and heart of Langholm. Previously trading as a bakers with residential accommodation above, this property would be ideal for those looking to expand their business into a new area, the commercial investor or those looking for a conversion project. Viewings are considered essential in order to fully appreciate.



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**Location:**

Langholm, also known as the ‘Muckle Toon’, is a burgh in Dumfries and Galloway in southern Scotland. Langholm lies in the valley of the River Esk in the Southern Uplands. It is the traditional seat of Clan Armstrong with its most famous descendant being Neil Armstrong, the first man to walk on the Moon. Langholm sits 8 miles North of the Angelo-Scottish Border on the A7 road running between Edinburgh in east central Scotland and Carlisle in North-West England. Edinburgh is 73 miles to the north, Newcastleton is around 10 miles to the East and Carlisle 19 miles to the South.

**Internal accommodation:**

**Commercial Element:**

The commercial aspect of the property spawns across the ground floor of the building, comprising of a reception area and working kitchen – conveniently located to passing footfall as well as benefitting from an accessible entrance. A similar business to the previous bakers should thrive within this premise; however it would also suit a variety of additional business ventures.

**Residential Element:**

Accessed from within the property is a two-bedroom first floor apartment that is well proportioned throughout and offers lovely views over the town and surrounding countryside. Investors may also consider the option of converting the property as a whole to a substantial residential dwelling, although no plans have been sought or approved at this time.

**Fixtures and Fittings:**

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

**Services:**

Mains electricity, water and drainage.

**EPC:**

TBC

**Rateable value:**

According to the Scottish Assessor’s website (www.saa.gov.uk) the subjects have been entered into the valuation roll at £1,900 as of 1st April 2023.

**Offers:**

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.



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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.