



 **Acorns Tea Room & Shop**

TEA ROOM
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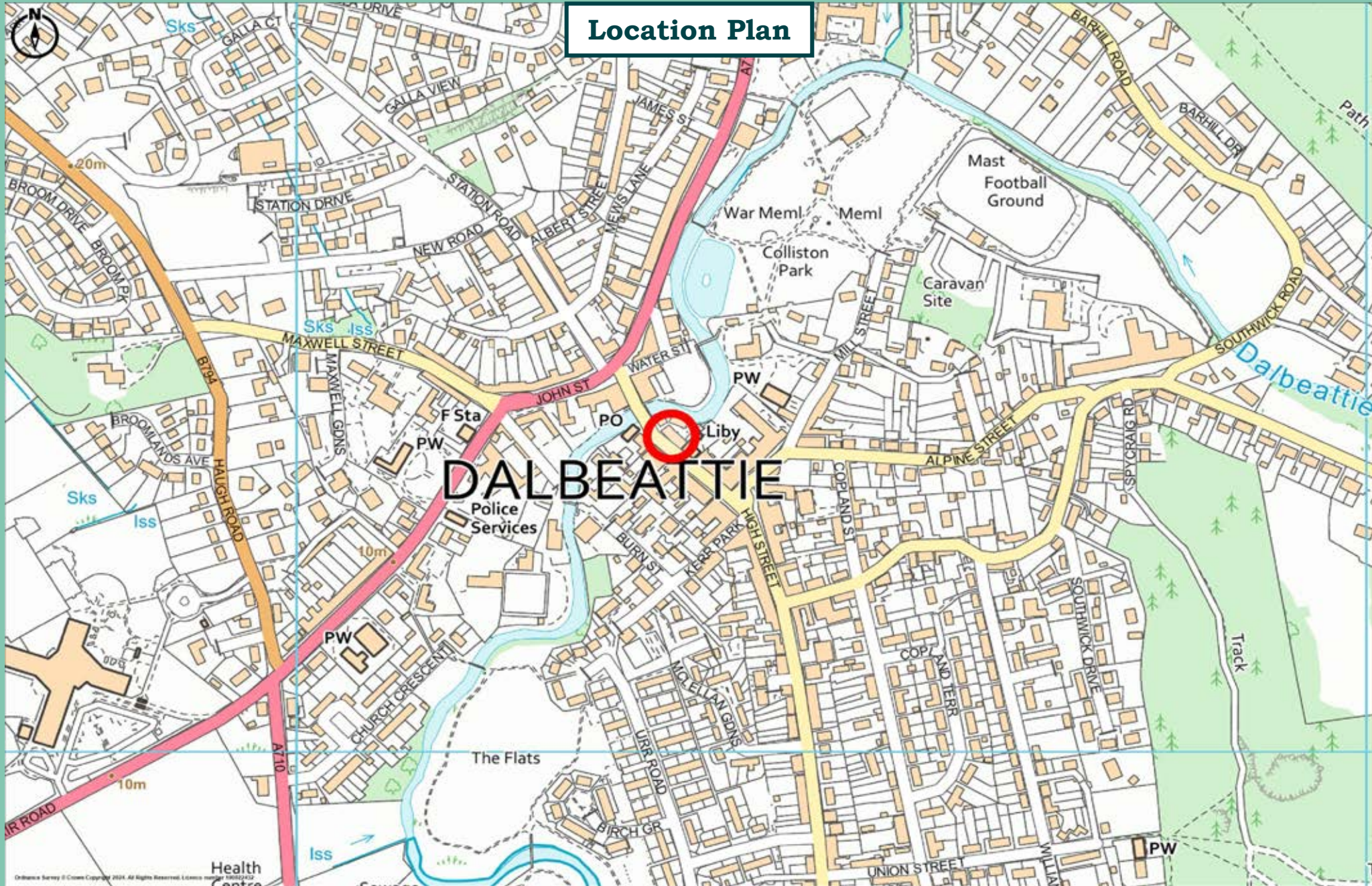
NO' 17 HIGH STREET

Dalbeattie, Dumfries & Galloway, DG5 4AD



THREAVE RURAL

**LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS**



No' 17 HIGH STREET

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Dumfries 13 miles, Carlisle 49 miles, Glasgow 90 miles

A FULLY EQUIPPED HIGH STREET CAFÉ / SHOP OCCUPYING A PRIME LOCATION WITHIN THE GALLOWAY TOWN OF DALBEATTIE

- RETAIL UNIT CURRENTLY OPERATING AS A SUCCESSFUL CAFÉ / SHOP
- LICENSED FOR THE SERVING OF ALCOHOL (ON SALE AND OFF SALES)
- COULD EASILY BE ADAPTED TO ACCOMMODATE MANY DIFFERENT TYPES OF BUSINESSES
- TRADITIONAL BOTHY TO THE REAR
- IN A CENTRAL POSITION WITH ALL AMENITIES WITHIN AN EASY WALKING DISTANCE
- CONVENIENTLY LOCATED TO MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Mr David Hall
Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 502764



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

No' 17 High Street is conveniently located within the heart of the main shopping thoroughfare of the Galloway town of Dalbeattie. The premises comprises of a licensed café which at present is set up for seating of up to 20, a retail section which retails mostly locally produced products and to the rear exists a traditional stone-built barn, which could have some development potential. **The shop comes fully equipped and benefits from all utilities required to run a successful catering business such as a serving counter, fridges, coffee machines, etc.**, all purchased new within the last five years. The shop has a modern CCTV system and a fully fitted alarm system throughout the premises which can also be linked to mobile phones if required. The property is such that it could easily be changed to accommodate many different types of businesses or indeed as an investment opportunity for an investor, as it is currently a turnkey business that could be easily rented out to provide a good return.

A range of local services can be found within Dalbeattie, with a relatively new school providing education from nursery to secondary. The town also boasts a wide range of retail and professional services, along with a medical centre and leisure facilities. The regional centre of Dumfries, only a 20-minute drive from Dalbeattie.

This area is a popular tourist destination lying within close proximity to the communities of Colvend, Sandyhills, Rockcliffe and Kippford. There are many artists and crafts people within the area with the well-known artist town of Kirkcudbright within easy driving distance. Kippford, affectionately known as 'The Scottish Riviera', is a popular tourist destination and particularly popular with yachtsmen utilising its safe anchorage at the marina.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Dalbeattie Forest benefits from one of the 7stanes world-class mountain biking trails, making it the ideal location for enthusiastic mountain bikers. In addition, there are golf courses at Dalbeattie, Sandyhills, Kippford and the championship course at Southernness is situated just along the coast.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan at Stranraer with the international airports of Prestwick and Glasgow just within an easy drive from the property.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

DIRECTIONS

As indicated on the location plan which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for No' 17 High Street are sought **in excess of: £130,000.**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

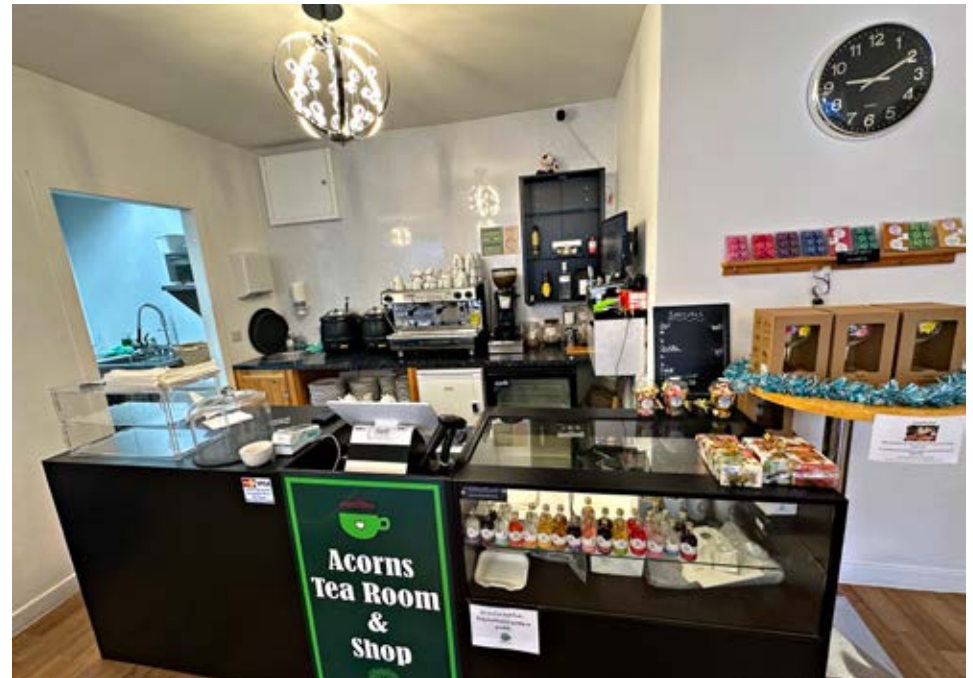
No' 17 High Street is of traditional granite construction set over a single floor, briefly comprising:

- **Primary Shop Floor**
With the entrance from the High Street, the main shop floor is a bright room with two large windows to the front. Currently there is seating for up to 20 with a serving counter and a fully equipped kitchen.
- **Retail Sales Floor**
Accessed through the main shop floor to the right, this area is set aside for the sale of mostly locally produced products.

- **Kitchen**
A fully equipped catering kitchen providing all the appliances required to run a successful café.
- **Rear Hallway**
With two WC's off, walk-in storage cupboard and door to the rear courtyard which gives access to the traditional bothy.
- **Stone Built Barn**
The bothy is situated to the rear of the retail unit and currently provides a useful storage space.

SERVICES

Water	Drainage	Electricity	Heating	Rateable Value	EPC
Mains	Mains	Mains	Gas Fired	£5,800 effective from 01-APR-23	G







MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Mr David Hall, Hall Baird** for a definitive list of burdens subject to which the property is sold.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared January 2024



STONE BUILT BARN