



Corner Cafe, Market Place, Langholm, DG13 0JQ

Guide Price £195,000

Corner Cafe, Market Place, Langholm, DG13 0JQ

- Well established family run cafe renowned for its excellent ice cream
- Cafe, dining area, kitchen and toilets
- Spacious three bedroom owners flat
- Gas central heating
- End-terraced outbuilding with scope for conversion
- Private parking area
- Sold as a going concern
- Central location in the attractive town of Langholm

A long-established cafe known for its excellent ice-cream, three bedroom flat above, end-terraced building and yard for sale as a going concern.

Tenure: The Heritable (Scottish equivalent of Freehold) title

EPC Rating = F



The Café

A long established business renowned for its ice cream and coffee with a good turnover, excellent potential for further growth plus a pleasant and characterful 3 bedroom flat. The café is well situated in the main square in the town centre with free public parking adjoining. This is a popular local meeting place with a good tourist and passing trade. An additional building and parking area is located at the top of Wapping Lane and the building could be converted to provide a further dwelling, storage or similar subject to required planning consents.

Pelosi's Ices of Langholm, established in 1913 by Luigi Pelosi, was a traditional, small-batch ice cream maker in Langholm, known for its milk ice made from an original Italian recipe and distributed by vans. Although the ice cream is no longer made on the premises, it still has a fantastic reputation and many people will travel to Langholm to experience it's pleasant taste. The vendors have successfully run the business for nearly 20 years and are now looking to retire. We feel Pelosi's Corner Café would be perfect for a young family looking to move from the city to a lovely town such as Langholm, in search of a commercial adventure.

The café briefly comprises two dining areas including front counter and display having around 35 covers plus external tables which will be explained on viewing. Inner hall with cupboards, boiler, door to Wapping Lane to the side and stairs to the first floor. There is a further room at the back which makes for an excellent office or has further potential to be used as a dining area, kitchen extension, storage or preparation area and potential for a serving counter.

The kitchen having stainless steel catering equipment to include; dishwasher, sink & drainer, wash hand basin, twin fryer, six ring range with commercial extractor, stainless steel work benches and in addition a fridge freezer, catering equipment, crockery and cutlery.



The Owner's Accommodation

This business has the bonus of spacious and pleasant first floor accommodation which is in excellent condition and could also provide holiday let or similar use, with similar potential for the adjoining optional building. The living room is tastefully decorated and features a lovely built-in multi-fuel stove which easily heats the entire property when lit. The kitchen is narrow but perfectly useable featuring solid kitchen cabinets to the floor with timber worktops and an integrated stainless steel sink with mixer tap.

There are three bedrooms within the property, all of which can be described as generous doubles. The first bedroom benefits from fitted wardrobes and shelving alcove. The current owners have transformed one of the bedrooms into their own, private entertainment space with bar but this could easily be changed back. The family bathroom is complete with a bath with electric shower over, wash hand basin, airing cupboard, towel rail, WC and fitted shelving. At the back of the flat there is a fourth room which would make for an ideal office/crafts/music space. There is a connecting door which then opens into the outbuilding located at the end providing excellent scope to extend the living accommodation if desired.



Business

A summary of the trading accounts are available to interested parties after viewing. The guide price is as a going concern to include the property, goodwill, business fixtures and fittings, equipment, furnishings, cutlery and crockery.

Building

An end terraced traditional two storey building in Wapping Lane is included which may be suitable for general storage and workshop use but having potential subject to planning consent for conversion for residential or similar use. The gross internal measurements are 7.59m x 5m overall with a first floor loft.

Yard/Parking

An un-enclosed yard or parking area which is stone surfaced and measuring around 12m x 3.3m and situated to the end of Wapping Lane.

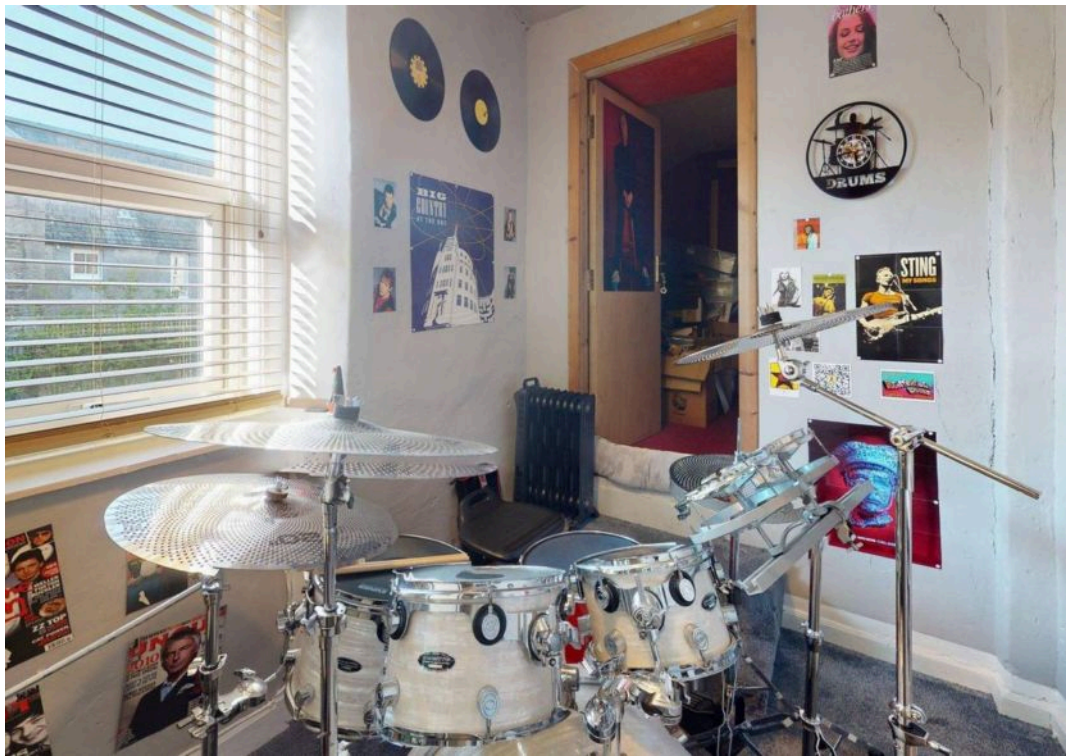


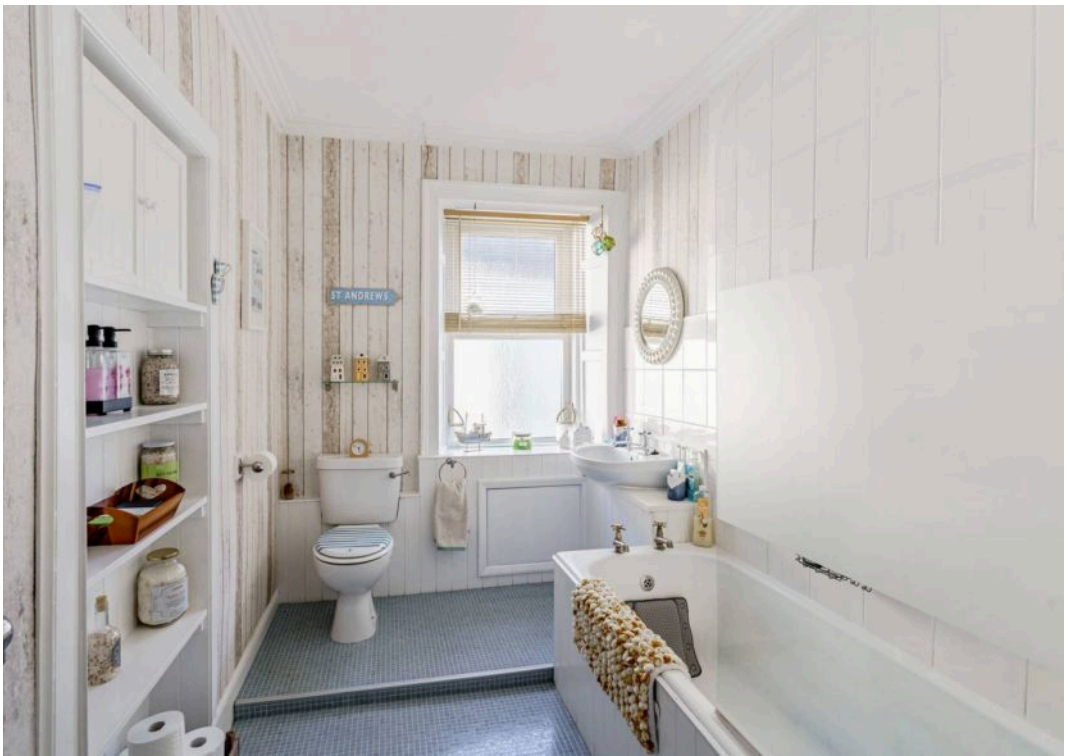
Location

Langholm is an attractive town of largely stone built properties in a picturesque setting on both banks of the River Esk, with the back drop of Whita Hill and the Monument. The town is situated in Eskdale, Dumfriesshire, in the Scottish border country and at the junction of three rivers which are surrounded by extensive areas of hill and forest. Langholm is an excellent location for walking, cycling and country pursuits and has a good range of amenities to include a supermarket, the Buccleuch Centre theatre and junior and secondary schools. Most required facilities are available in the nearby City of Carlisle to include access to the M6 and mainline trains and Edinburgh is approximately 70 miles away via the A7 tourist route.





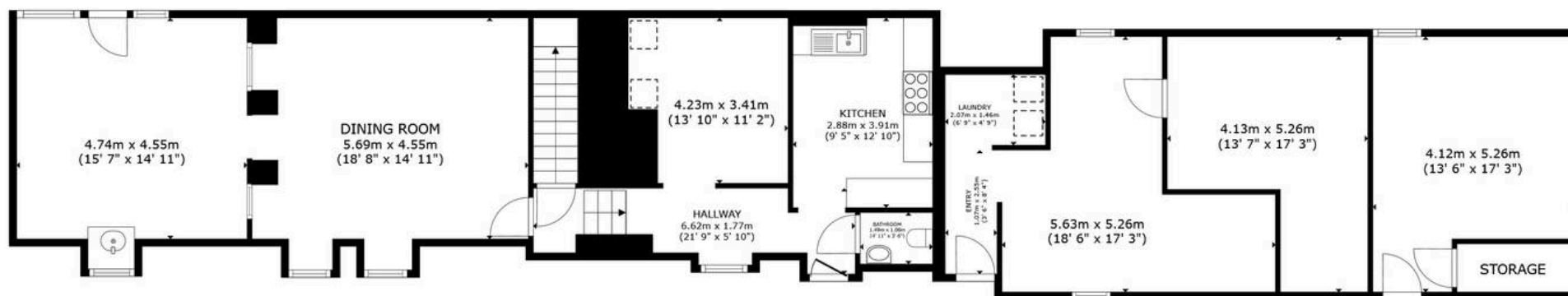












FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 157.9 m² (1,699 sq.ft.) FLOOR 2 159.2 m² (1,713 sq.ft.)
 TOTAL : 317.0 m² (3,412 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 157.9 m² (1,699 sq.ft.) FLOOR 2 159.2 m² (1,713 sq.ft.)
 TOTAL : 317.0 m² (3,412 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

General Remarks & Stipulations

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

Planning: The property is situated in a conservation area.

Broadband: Standard broadband is assumed to be available and there is good mobile coverage available.

Services: Corner Cafe is serviced by mains water supply, mains electricity, mains drainage and gas central heating.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Rateable value: Following enquiry to the Assessor's office website we understand the Rateable Value is £3,000 although we further understand that no rates are currently paid by the vendors under the Small Business Relief Scheme. The flat is in council tax band C.

EPC - F: A copy of the certificate is available upon request.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band C.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

T: 01228 792 299 | E: office@cdrural.co.uk

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2. 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. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.