



Thomas Tosh
19 East Morton Street | Thornhill | Dumfrieshire | DG3 5LZ

STEP INSIDE

Thomas Tosh

We are delighted to offer this independently owned business to the market. Thomas Tosh is a well-established village licensed eatery business, shop and gallery, which is offered for sale due only to the planned retirement of the owners.

Thomas Tosh is being sold as a going concern. The shop sells a wide variety of high-end gifts, food items, toiletries and jewellery and has a bookshop that is recognised nationally for its originality. Any purchaser will immediately become part of the thriving community here. It is truly a creative hub where people gather, joining cookery demonstrations, attending a book launch, listening to music or simply catching up with a friend over coffee and cake.

History

Built in the late 19th century and designed by architect James Barbour in a French Renaissance style, this impressive sandstone building has been a furniture workshop, youth club and a school. Today, it is a very popular café, gallery and shop. Thomas Tosh is named after a fictional local character written by Edwardian author Joseph Laing Waugh, and his stone bust sits outside of the building.

General Description

Located in the impressive former parish hall building in the heart of Thornhill, and owned by the vendor since 2008, the business is a traditional and flexible eatery operation, gallery, bookshop and gift shop, open on a daytime basis but with potential to extend opening in the evening to suit local and seasonal demand. The business has the benefit of a full alcohol sales licence.

The business is contained within a traditional building of stone construction with high level windows to the rear and traditional styling commensurate with the local area. The building is not listed but is in a Conservation Area.

The business offers a servery, back kitchen, store and toilets at ground floor level, with a useful mezzanine gallery/office/storage area to the upper floor.

The property extends to a net internal floor area of 269.27sqm (2898.40 sqft), or thereby and indicative layout plans are provided. Ground floor area: 228.37 sqm (2458.15 sqft). First floor area: 40.90 sqm (440.24 sqft).

The rateable value of the property is £7,100 and qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status, application and eligibility.

Thomas Tosh is well established in Thornhill and is a highly rated destination for locals and tourists alike, offering a very well-regarded gift and book shop, and a café offering





speciality teas and coffees, homemade baking, a breakfast, brunch and lunch menu and an ever-changing specials board, in addition to takeaway options.

Thomas Tosh was awarded Cultural Champion of the Year 2011 in the DG Life Magazine awards, winning in a field that included Spring Fling and Kirkcudbright Artists' Town.

Always developing the cultural strategy has been key to the vendor's success. In 2017, they renovated the building to make the space more energy efficient, and created a dedicated stage area for live performance with new exhibition space alongside.

Their reputation continued to increase, including their repeated presence in the influential Scotland the Best Guide where, as well as their 'great home-baking' being celebrated, their creative role was highlighted: "...they bring culture to the part of the county," (13th edition, 2019).

By 2022 they were featured in a listing of 10 of the best bookshop cafes in an article by the Herald newspaper:

"Thomas Tosh is a destination in itself," it said. And the 14th edition of Scotland the Best (2024) described them as having "the best assembly of cool books in the South."

The business is operated on a full-time basis by the vendor, with a small team of two permanent part time staff and would be an ideal purchase for an owner managed couple or someone seeking a lifestyle change.

The business is open five days, trading from 10am to 4pm with variations according to the time of year.

The business has constantly strong annual sales with above average profits margins. Accounting information is available to genuinely interested parties on application to the selling agents.

Each party to be responsible for their own legal costs incurred.













Location: Thornhill is located in a scenic part of rural Dumfries and Galloway, steeped in history with quiet country lanes and heritage trails. Thornhill itself is a vibrant and bustling town which attracts a lot of tourism and offers a multitude of local amenities, independent retail outlets, library, reputable schooling, sporting facilities (including golf course, Bowling Green, tennis and squash courts).

Nearby Dumfries offers a wide choice of schooling, with the Crichton University Campus offering a wide variety of further choices. The railway station is a short distance away and both Glasgow and Edinburgh are easily accessible by car.

Drumlanrig Castle & Gardens is only 4 miles away from Thornhill and has a number of pleasant woodland walks (suitable for dog walkers) and shop/café/adventure playground. The River Nith and surrounding area is renowned for salmon and trout fishing.

Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks from the doorstep, sailing, cycling and for the golfer there are many excellent courses nearby.

Postcode: DG3 5LZ

What3words location: ///gifts.caked.remarking

Services: Mains water, electricity and drainage. Oil fired central heating. Broadband supplied by Zen.

Fixtures and Fittings: Price on application for our client's heritable interest in the property together with goodwill, fixtures and fittings. Stock to be valued and agreed upon.

EPC: Commercial EPC available upon application. Rating: G

Viewings: Strictly by appointment with the sole selling agents, Fine & Country Scotland.

Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country Scotland by email to scotland@fineandcountry.com

Matters of Title: The property is sold subject to all existing easements, 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 matters.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks once an offer is accepted. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

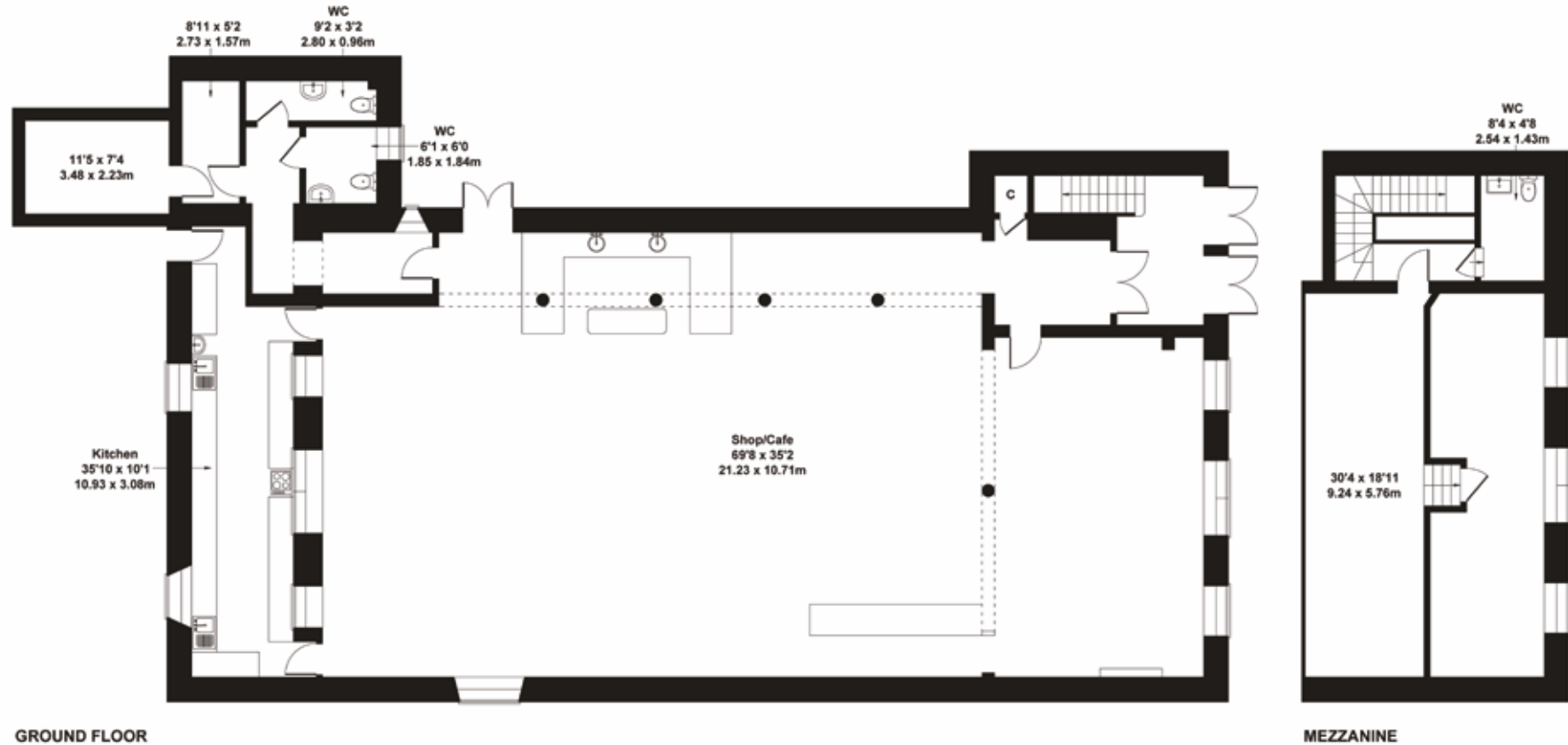
Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties like us on [facebook.com/fineandcountryscotland](https://www.facebook.com/fineandcountryscotland)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

Referrals: Fine & Country 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 Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



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Approximate Gross Internal Area
3886 sq ft - 361 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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Fine & Country Scotland
The Bothy, Summerhill House, Summergate, Annan, DG12 6SH
01387 460180 | scotland@fineandcountry.com

