



**Commercial Premises - The Kiosk,
Townhead, Langholm, DG13 0EP**

Description

The Kiosk is a unique elevated commercial unit positioned directly on the main trunk road, offering excellent visibility and steady passing footfall. Extending to approximately 22.1 sqm, the property sits on raised stilts, giving it a distinctive presence and an attractive outlook.

Compact yet highly versatile, the space lends itself beautifully to a wide range of business uses. It would make an ideal gift shop, tourist or travel information point, small office, boutique bistro or takeaway, or any other enterprise seeking a welllocated, characterful base.

With its prominent roadside position and adaptable layout, The Kiosk offers an excellent opportunity for a business looking to establish a memorable presence in the area.

Location

Langholm is a charming small town in Dumfries and Galloway, known for its strong sense of community and beautiful surrounding countryside. Set along the River Esk and framed by rolling hills, it offers a peaceful rural lifestyle with easy access to walking routes, wildlife, and outdoor pursuits. The town has a rich history, independent shops, welcoming cafés, and a friendly local atmosphere that makes it an appealing place to call home. For anyone seeking a quieter pace of life with scenic surroundings, Langholm is a lovely option to explore.

Viewings

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

Services:

Mains electricity, water and drainage.

EPC:

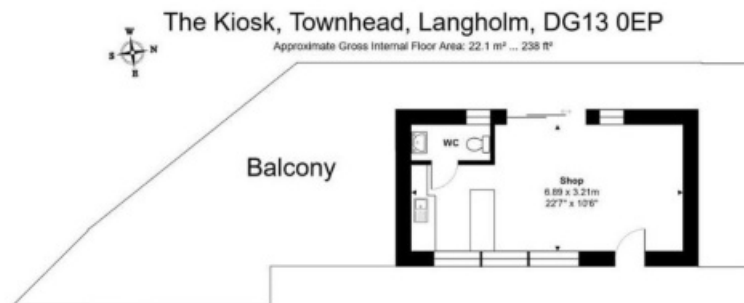
Pending

Rateable Value:

According to the Scottish Assessor's website (the subjects have a Rateable Value of £1,000 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound. Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

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.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.