



38 Henry Street, Langholm, DG13 0AS

Offers Over £55,000

**C&D Rural**

## 38 Henry Street, Langholm, DG13 0AS

- Suitable for commercial use
- Scope to convert to holiday let or residential property
- Pre-planning application approval
- Potential to install en-suite (plans available on request)
- Ground floor accommodation
- Renovated to a high standard throughout
- Desirable location within the town of Langholm
- Fibre broadband to cabinet available
- Re-wired, double glazed, insulated and new heaters throughout

Spacious ground floor property suitable for commercial use with scope for conversion to residential holiday let or flat.

**Council Tax band:** TBD

**Tenure:** Scottish Heritable

**C&D Rural**



C&D Rural are delighted to offer this ground floor property in Langholm suitable for commercial use making it the perfect shop, studio or office for anyone looking to expand their business. The ground floor comprises of the main shop area with window frontage and open fire, workshop, WC and kitchen/office. The property also has excellent potential to be converted to a one bedroom ground floor flat, with favourable pre-planning for change of use.

The building is of traditional stone construction with a pitched slate roof. The property is situated on a pleasant street within the historic town of Langholm providing an excellent opportunity for running a business or conversion to a residential one bedroom property subject to planning consents. The workshop has potential to make an excellent sized bedroom with plumbing and electrics provided for the installation of an en-suite shower room. The kitchen currently features a range of modern cabinets with a highly efficient water heater installed under the sink and could be reconfigured into a lovely kitchen/dining area.

The property was fully renovated in 2020/21 including a complete re-wire and installation of smoke and heat detectors and new ceilings throughout. The bathroom was re-plastered, the connection to the main sewer renewed, and a new toilet and sink installed. The floor joists in the main room were replaced and new red pine floorboards installed along with 100mm of suspended rockwool insulation and new skirting boards.



All window and door glass was replaced with double glazing. New radiators installed throughout, water heater and pipework installed to provide hot water to kitchen, workshop and bathroom. This is a rare opportunity to acquire an idyllic property with huge potential and must be viewed to appreciate what it has to offer.

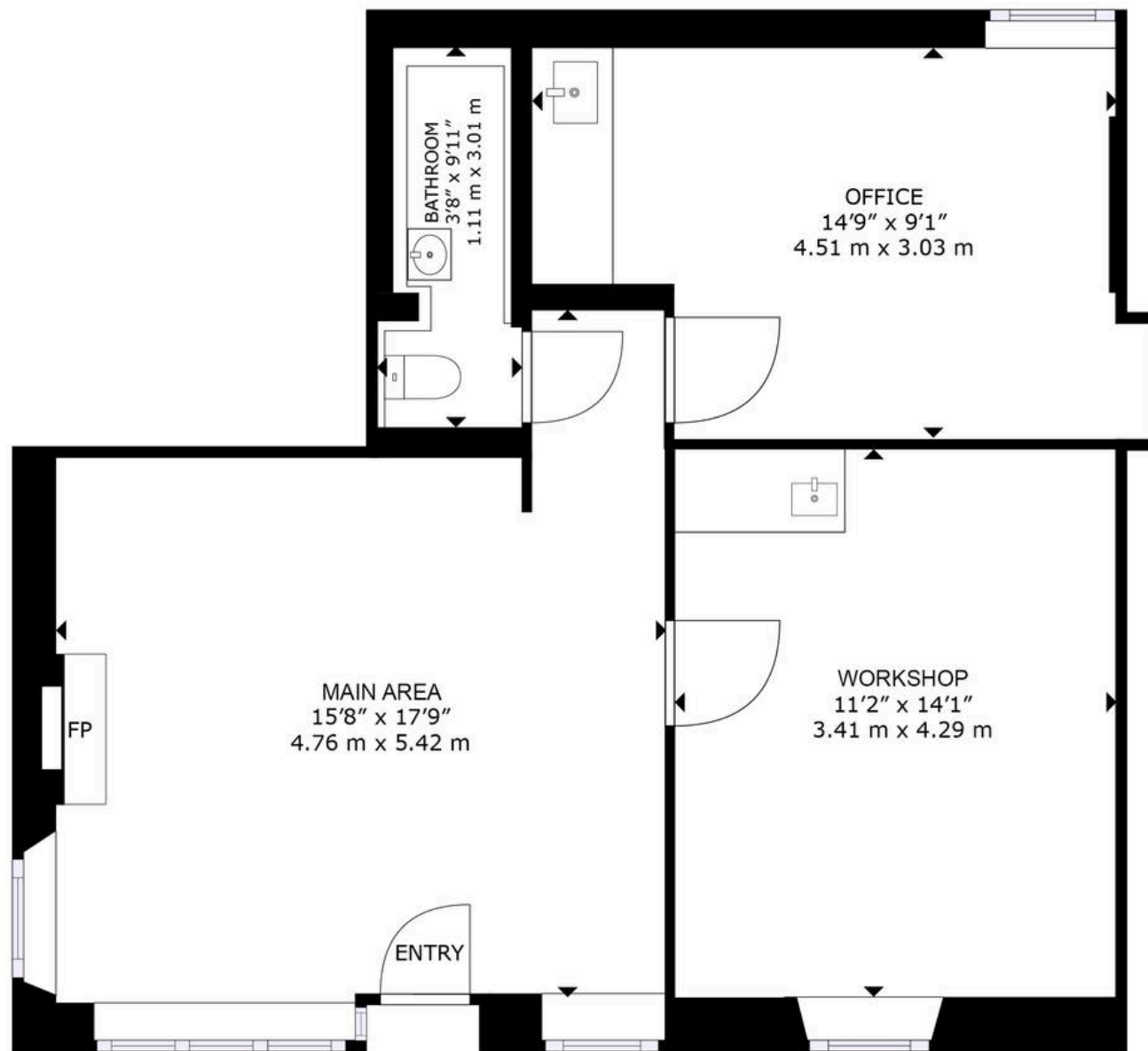
### **Location Summary**

38 Henry Street is located in the centre of Langholm. Langholm lies between four hills in the valley of the River Esk in the Southern Uplands. The town is well known for its love of Rugby and the Langholm Common Riding, a horse riding festival which attracts thousands of tourists annually. The town has a variety of independent retailers, cafés, pubs, hotels, restaurants, butchers and bakers as well as Langholm golf course and both primary and secondary schools. Langholm is perfectly situated just off the A7, connecting Carlisle to Edinburgh, making it ideal for businesses needing strong links to Scotland's Central Belt and Northern England.









FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 613 sq. ft, 56 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## **General Remarks and Stipulations**

**Tenure and Possession:** The Freehold title is offered for sale with vacant possession

**Planning:** A pre-planning application has been granted favourable for change of use to a residential premises.

**Rateable Value:** The Rateable Value is set at £1,600 per annum effective from April 2023. The business falls under the the small business exemption scheme.

**Services:** 38 Henry Street is serviced by mains water, electricity, drainage. Heating is from electric heaters. A mains gas connection is available from the main road.

**EPC Rating:** A copy of the EPC for the property is available upon request.

**Money Laundering Obligations:** We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. 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.

**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.

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

**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.

**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](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://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.

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