



Established paper shop and convenience store  
for sale as a going concern

Langholm Paper Shop, 48 High Street, DG13 0JH

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# Langholm Paper Shop, 48 High Street, DG13 0JH

**Offers over £120,000**

## Description

Thriving and well established, paper shop situated in the heart of Langholm for sale as a going concern.

## Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY



## KEY FEATURES

- Annual turnover of roughly £220,000
- Benefits from local and passing trade
- Scope to increase trade and profitability
- Parking available nearby
- Well established paper delivery system employing young people in the town

## Location Summary

The Paper Shop is located in the centre of Langholm close to amenities including shops, health centre, and pharmacy. 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, and butchers as well as Langholm golf course both primary and secondary schools. Dumfries and Galloway is one of the genuinely rural areas of Scotland and therefore provides a quality of life that is becoming increasingly rare.



C&D Rural are delighted to offer a popular paper shop and convenience store to the market, situated on the high street of Langholm, which benefits from a lot of passing and local trade. The current owners have run the business for nearly 20 years.

## Business

The main part of the shop sells a variety of items including including newspapers and magazines, a large range of greetings cards, postage stamps, stationery, toys and games, gift wrap and bags, calendars and diaries, fresh milk (supplying 7 commercial customers), soft drinks, sweets and snacks, everyday essentials, cigarettes and tobacco and a large range of Christmas stock with an annual turnover of £220,000 PA on average

There is a small office at the rear of the building and a generous sized store room with w.c and wash hand basin.

There is a separate side door in the alley for deliveries.



Trading hours are currently:

**Mon, Tuesday, Thursday, Friday (5.00am-5:00pm)**

**Wednesday (5.00am - 14.00pm)**

**Saturday (5.00am-1.00pm)**

**Sunday (5am-11.30am)**

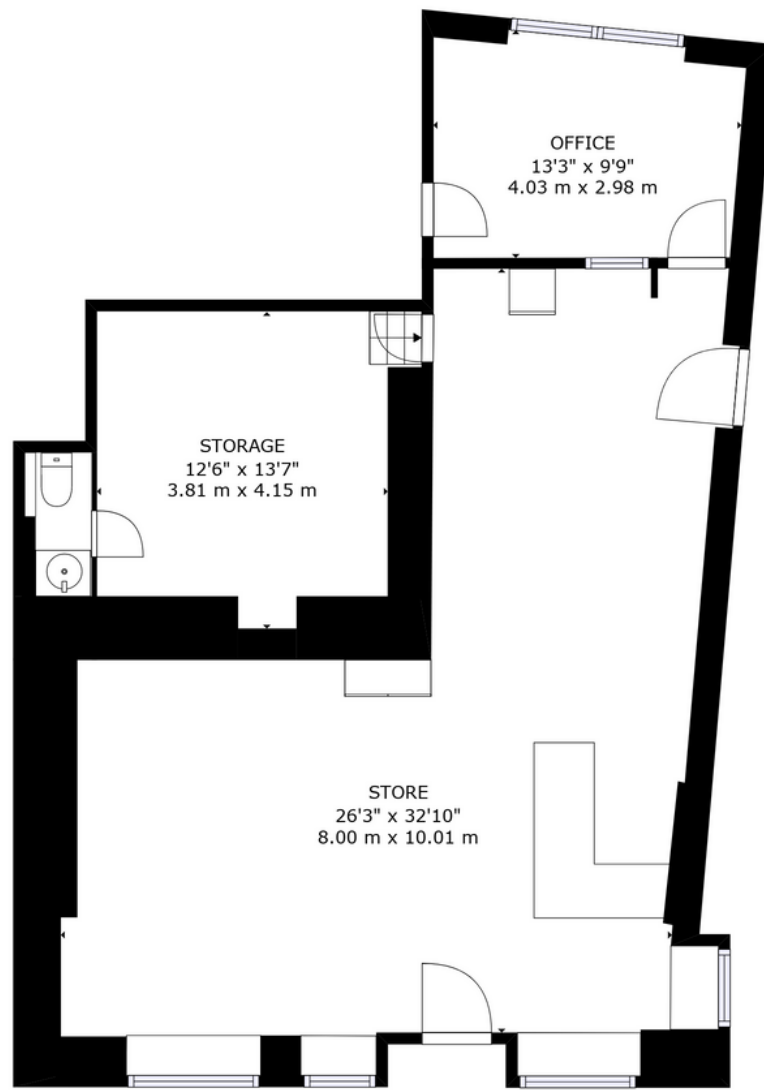
This is a profitable business in a delightful area and therefore viewings are highly recommended.

### **Accounts**

The business has a revenue of approximately £220,000 per annum. Detailed accounts are available to seriously interested parties upon request.







GROSS INTERNAL AREA  
FLOOR 1: 1046 sq. ft, 97 m<sup>2</sup>  
TOTAL: 1046 sq. ft, 97 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1





**Tenure and Possession:** The Heritable (Scottish equivalent of Freehold) title is offered for sale and business as a going concern. Stock available at valuation.

**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.

**EPC Rating:** C

**Services:** 48 High Street is serviced by mains water, electricity, drainage and electric heating.

**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.

**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.

**Rateable Value:** The Rateable Value for Langholm Paper Shop is set at £3500 per annum effective from April 2023. The business falls under the the small business exemption scheme.

**Solicitors:** McJarrow and Stevenson, 55 High Street, Lockerbie

**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://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.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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- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given having taken all reasonable steps to avoid misleading or committing an offence. Nonetheless, such statements do not constitute any warranty or representation by the Vendor and are accurate only to the best of the present information and belief of the Vendor.
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