



38 Henry Street, Langholm, DG13 0AS

Offers Over £50,000



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- Suitable for commercial use
- Scope to convert to holiday let or residential property subject to planning consents
- Ground floor accommodation
- Renovated to a high standard throughout
- Desirable location within the town of Langholm
- On-street parking
- Fibre broadband to cabinet available
- Re-wired, double glazed and new heaters throughout

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.



Property details

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, workshop, WC and kitchen/office.

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.

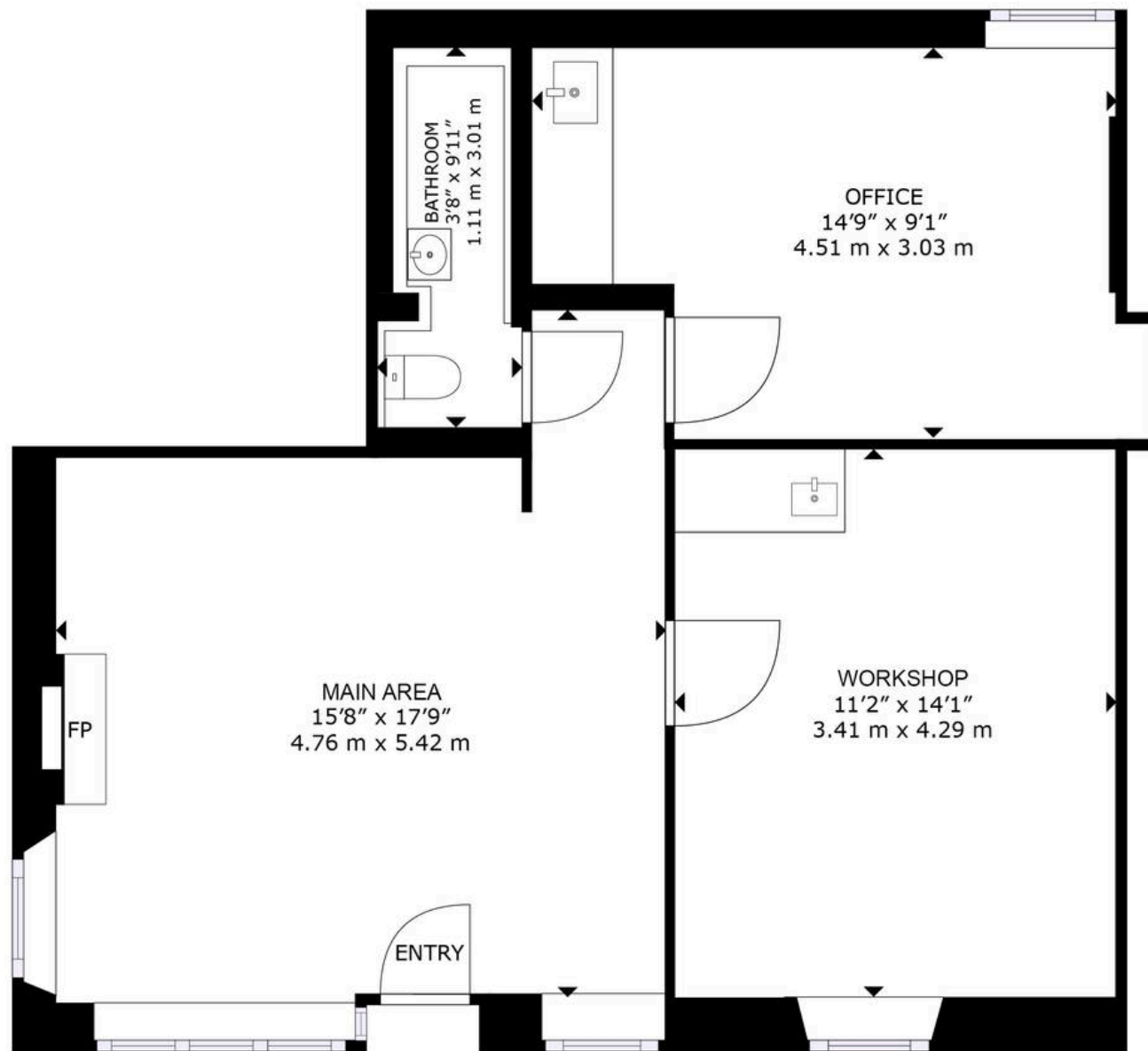


The property was fully renovated in 2020/21 including a complete re-wire and installation of smoke and heat detectors, new ceilings throughout. Bathroom plastered, renewed connection to main sewer, new toilet and sink installed, replacement of floor joists to main room and new red pine floorboards along with 100mm of suspended rockwool insulation and new skirting boards, repairs to fireplace and fire surround in main room, installation of timber window sills in main room and replacement of window and door glass with double glazing. New radiators throughout, water heater and pipework installed to provide hot water to kitchen, workshop and bathroom. Chimneys vented and caps installed. New kitchen units and carpets to the office/kitchen. Furthermore, planning was granted for the removal of the redundant front door to be replaced with a new window (Ref 20/1441/FUL). The work was completed with Whita stone to match the original construction.

This is a rare opportunity to acquire an idyllic property with huge potential and must be viewed to appreciate what it has to offer.







FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 613 sq. ft, 56 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

General Remarks

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

Fixtures and Fittings: The vendor plans to remove all light fittings and leave basic pendants behind. The vendor also plans to remove the window lights and wires for window displays but may be willing to negotiate if someone is interested in buying the property for commercial use.

Planning: No planning enquiries have been made to the local authority.

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: 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.

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. 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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Important Notice C & D Rural and its clients give notice that:- 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 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.