

FOR SALE BY ONLINE AUCTION

RETAIL / PROFESSIONAL

Auction Date: 18.06.26

Ground floor unit

Prominent sales pitch

NIA: 44.58 sq.m. (480 sq.ft.)

Qualifies for 100% Rates Relief

Guide Price: £20,000



WHAT 3 WORDS



GOOGLE MAPS



29 HIGH STREET, SANQUHAR, DG4 6DJ

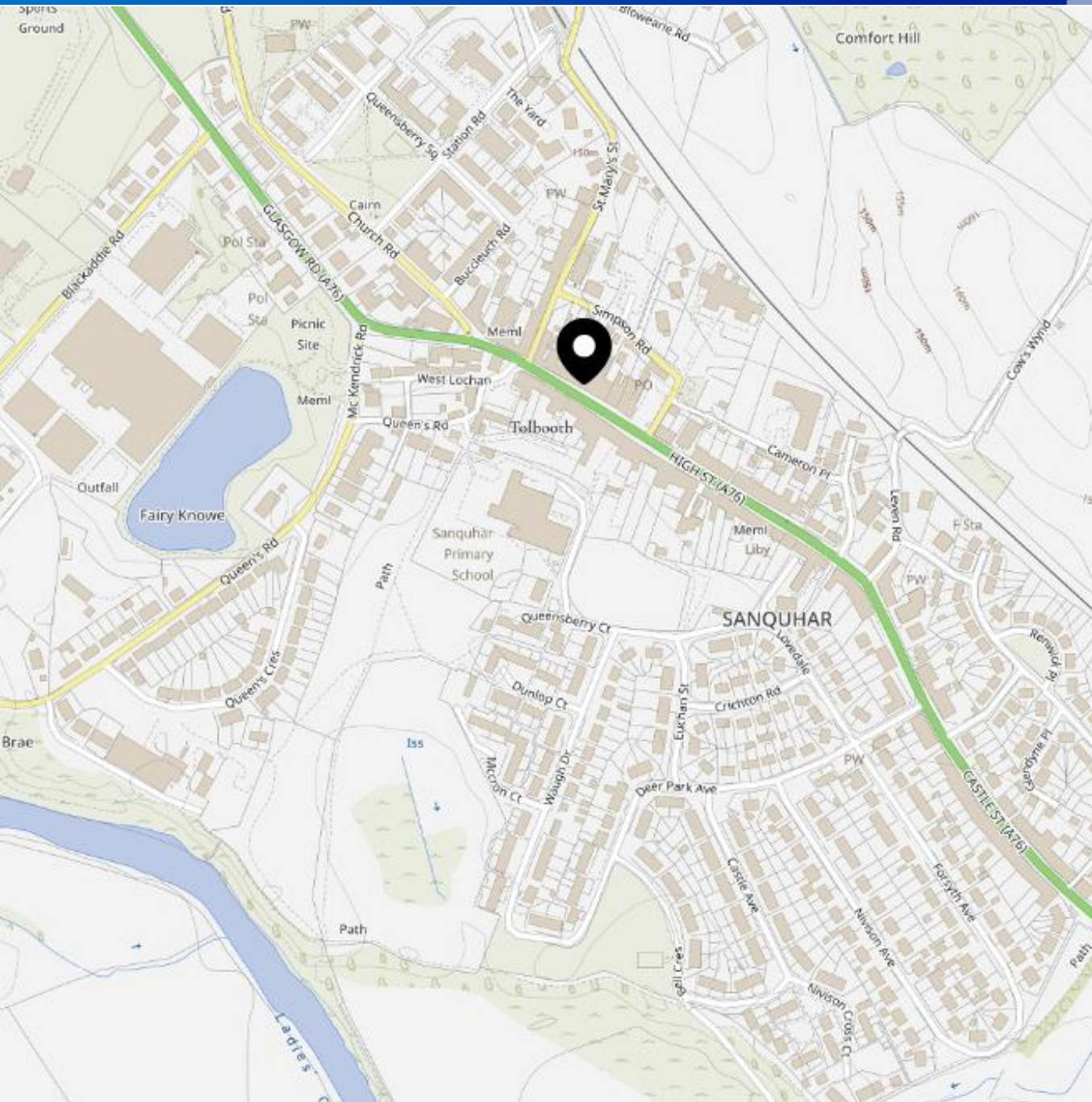
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SHEPHERD
PROPERTY AUCTIONS



Location

29 HIGH STREET, SANQUHAR, DG4 6DJ



The property occupies a visible pitch on the town's main thoroughfare.

Sanquhar, with a population of around 2,000, is a small town located towards the north of Dumfries & Galloway and straddles the A76 trunk road.

The town lies approximately 27 miles northwest of Dumfries and 32 miles southeast of Ayr.

Access to the A74(M) motorway is available via the B740 near Crawfordjohn (Junction 13) and the B7040 at Elvanfoot (Junction 14).

The property is situated on the northern side of High Street, which serves as the core town centre thoroughfare, and consequently, occupies a prime trading position within the main retailing area.

Nearby commercial occupiers include Costcutter, Sanquhar Post Office, Right Medicine Pharmacy, various hot food takeaways and public houses.

On-street parking is available in the immediate vicinity along with a public car park approximately 200 feet to the east.



Description

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The subjects comprise a ground floor unit forming part of a larger Category C listed two-storey & attic property.

The main walls are of solid stone construction surmounted by a pitched and slated roof.

The property features an attractive sales frontage with large display windows and a central entrance door.

The internal accommodation extends to the sales space along with a partitioned tea prep area and w/c.

The property extends to the footprint of the building.

FLOOR AREA	m ²	ft ²
Ground Floor	44.58	480

The above floor area has been calculated from measurements provided and is stated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Description

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Services

Mains water, electricity and drainage.

Rating Assessment

RV - £1,900

The property therefore qualifies for 100% Rates Relief under the Small Business Bonus Scheme, subject to occupier eligibility.

Planning

We assume the property is currently registered for Class 1A (Shops, Financial, Professional and Other Services), all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The building is however well suited to a variety of commercial uses, subject to Local Authority consents.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.





Auction Date

The auction will be held on Thursday 18th June at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

Guide Price

The property has a guide price of **£20,000**.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 1.5% plus VAT, subject to a minimum of £1,500 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

Energy Performance Rating: Pending

A copy of the EPC is available upon request.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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