

Hawick

Call 01450 372336



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Commercial Premise - Gunning Dental,

Lairds Entry, Langholm, DG13 0DN

OIRO £22,500



Previously operating as a successful dental surgery, serving the bustling town of Langholm, this wonderfully proportioned commercial unit is a rare and exciting addition to the sales market. Extending to an approximate 51sqm, the premises offers versatile accommodation, comprising an entrance hallway, reception, two well-appointed surgery rooms and a WC. Lending itself to a variety of small to medium sized businesses, as well as those interested in a conversion development opportunity, viewings are considered essential to fully appreciate.



Commercial Premise - Gunning Dental,

Lairds Entry, Langholm, DG13 0DN

OIRO £22,500

Viewing Arrangements:

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

Rateable Value:

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have been entered into the valuation roll at £2,250 as of 1st April 2023

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.

Situation

Langholm, also known colloquially as the 'Muckle Toon', is a burgh in Dumfries and Galloway in southern Scotland. Langholm lies between four hills in the valley of the River Esk in the Southern Uplands. It is the traditional seat of Clan Armstrong with its most famous descendant being Neil Armstrong, the first man to walk on the Moon. Langholm sits 8 miles North of the Anglo-Scottish Border on the A7 road running between Edinburgh in east central Scotland and Carlisle in North-West England. Edinburgh is 73 miles to the north, Newcastle is around 10 miles to the East and Carlisle 19 miles to the South.

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Services

Mains electricity, water and drainage.

EPC

Pending



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Hawick Call 01450 372336

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

Also at
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482

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.

Full members of:

