



POLLOCK & MCLEAN



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Website – www.pollockmclean.co.uk

**THE FARMERS ARMS,
50 DRUMLANRIG STREET,
THORNHILL, DG3 5LJ**



Locally supported Free House and popular live music venue, this is a rare opportunity, due to retirement, to purchase a successful business and owners accommodation situated in prime location at the heart of the vibrant village of Thornhill.

OFFERS IN THE REGION OF £200,000

The current proprietor has owned the business for many years and is now only selling due to immanent retirement.

Over the years the business has been progressed to become a popular live Music venue, attracting local and tourist trade alike. Holding regular Darts tournaments and Bingo, as well as being used as a meeting place by local groups the business has a well recognised local fraternity.

This established business has been well managed and offers quality premises consisting of an open plan bar, lounge and entertaining area, separate Lounge with its own bar, ladies and gents toilets, large storage room, private rear yard and parking to the front.

Additionally, the well maintained owners accommodation benefits from double glazing, central heating and has been recently fitted with internal insulation. Accommodation comprises: Spacious Living Room, Kitchen, 2 Double Bedrooms, Bathroom, Two Loft Rooms and can be accessed from both the front and rear of the property.

Trading figures available on application.

Turnover 2016/2017: £212,729

Trading Stock available at additional cost.

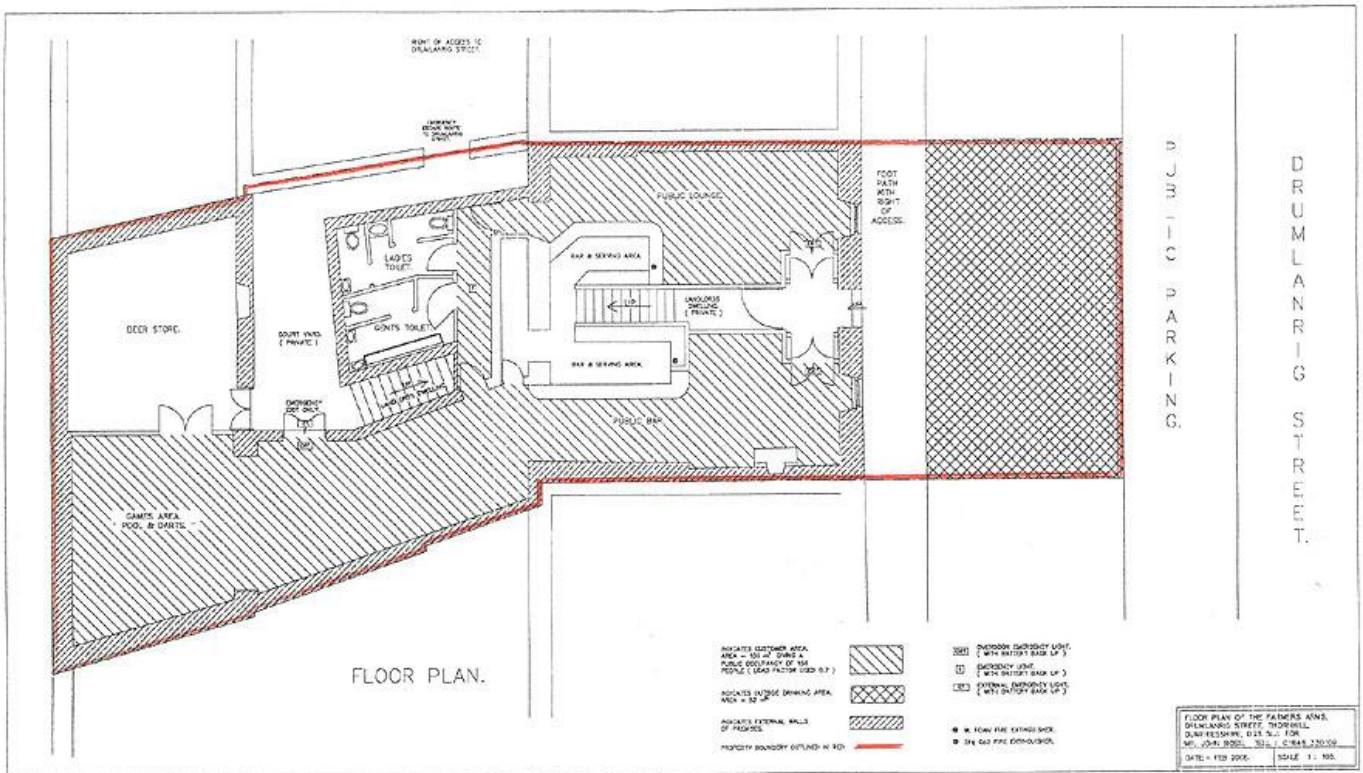
Trade fixtures and fittings will be included in sale.

Thornhill is a picturesque village with wide streets lined with Lime trees and lies approximately 14 miles north of Dumfries. The area is well known for Salmon and Trout fishing in the river Nith and its tributaries and for its shooting and hill walking opportunities. Four miles to the north lies Drumlanrig Castle.

VIEWING

TELEPHONE THE SELLING AGENTS ON 01848 330207 FOR AN APPOINTMENT TO VIEW





This plan is not to scale and is intended for general illustrative purposes only.

OWNERS ACCOMMODATION



Notes

1. Services: Mains water, electricity and drainage. Prospective purchasers are advised that the Selling Agents have not tested any of the services or any of the appliances to be included in the sale and accordingly prospective purchasers are advised to check the position for themselves prior to proceeding with an offer for the property.
2. A closing date for offers may be fixed and therefore it would be advisable for prospective purchasers to register their interest with the Selling Agents.
3. These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer.
4. Post Code DG3 5LJ
EPC= G
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement

**1 West Morton Street
Thornhill
DG3 5NE
Tel:- 01848 330207
Fax:- 01848 331600**

**61 High Street
Sanquhar
DG4 6DT
Tel:- 01659 50241
Fax:- 01659 50443**

**10 Buccleuch Street
Dumfries
DG1 2AH
Tel:- 01387 255666
Fax:- 01387 251115**
