

44 – 50 High Street, Sanquhar, DG4 6BL

Offers Over £65,000



Ideal opportunity to purchase a shop in Sanquhar High Street large ground floor shop area with upper floor, office and outbuildings.

Huge potential situated in the attractive and popular rural town of Sanquhar on the River Nith, Sanquhar offers a wide range of shops, Pharmacy, Swimming Pool, Health Centre, 9 Hole Golf Course, Primary and Secondary Schools and Railway Station on Carlisle to Glasgow lines.



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Measurements (all approx.)

Upper room: 6.49m x 4.87m
 Office: 2.94m x 4.65m
 W.C: 1.99m x 1.11m
 Rear room: 8.76m x 4.01m

Room to the right: 5.49m x 5.26m
 Room to rear of Office: 2.94m x 1.65m
 Rear display area: 4.02m x 3.63m
 Outbuilding two: 4.45m x 4.30m

Room to rear 4.21m x 4.12m
 Large room to left: 13.46m x 5.57m
 Outbuilding one: 4.57m x 1.94m
 Outbuilding 3: 5.13m x 4.21m



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. All photographs have been taken using a wide angled lens.



Accommodation comprises -

- Entered through glass double doors to good size room.
- Further room to the rear.
- The stairs leading up to the first floor with hand rail and banister.
- Upper room with two windows to the front with two to the rear currently boarded up.
- Office with power and light and room to the rear of the office.
- Large room to the right with large windows to the front.
- Large space to the rear with windows and door. Loft hatch with large space.
- W.C with wash hand basin.
- Outside there is a large outbuilding and a further two outbuildings all with power and light.

