



Main Street

Penpont, Thornhill, DG3 4BP

£220,000

ccl
PROPERTY



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Business

The business trades as a convenience store and is the only shop within Penpont. A long-established freehold business turning over in excess of £300,000 PA excluding lottery and pay point sales. This could easily be increased by extending opening hours.

Owner operated with the assistance of two part time member of staff, the business trades: Mon-Fri 7am-5pm
Sat 7am-4pm Sun 8am-12 noon

The convenience store stocks a wide variety of fresh and frozen foods along with a good selection of ambient produce. Stock levels fluctuate around the £25,000 level.

Property

The business operates from a detached, ground floor retail premises in a prime trading location on the main road.

Internally the premises comprise a retail sales area at the front, fitted throughout with a range of fixed and free-standing display units and shelves, newsstands, and drinks fridge. To the rear of the property there is the small kitchen area, storage area and WC.

External the retail premises open on to the main road and occupies a larger than average plot. To the rear of the property there is a useful garden area which was previously used as an allotment and to the front there is off street parking for up to 3 vehicles.





Situation

The property is in the village of Penpont, approximately two miles from the large village of Thornhill. The village itself benefits from an outreach postoffice, a primary school, popular café as well as a bus service to and from Thornhill. There is a popular holiday village in Penpont offering Wilson Stores additional trade.

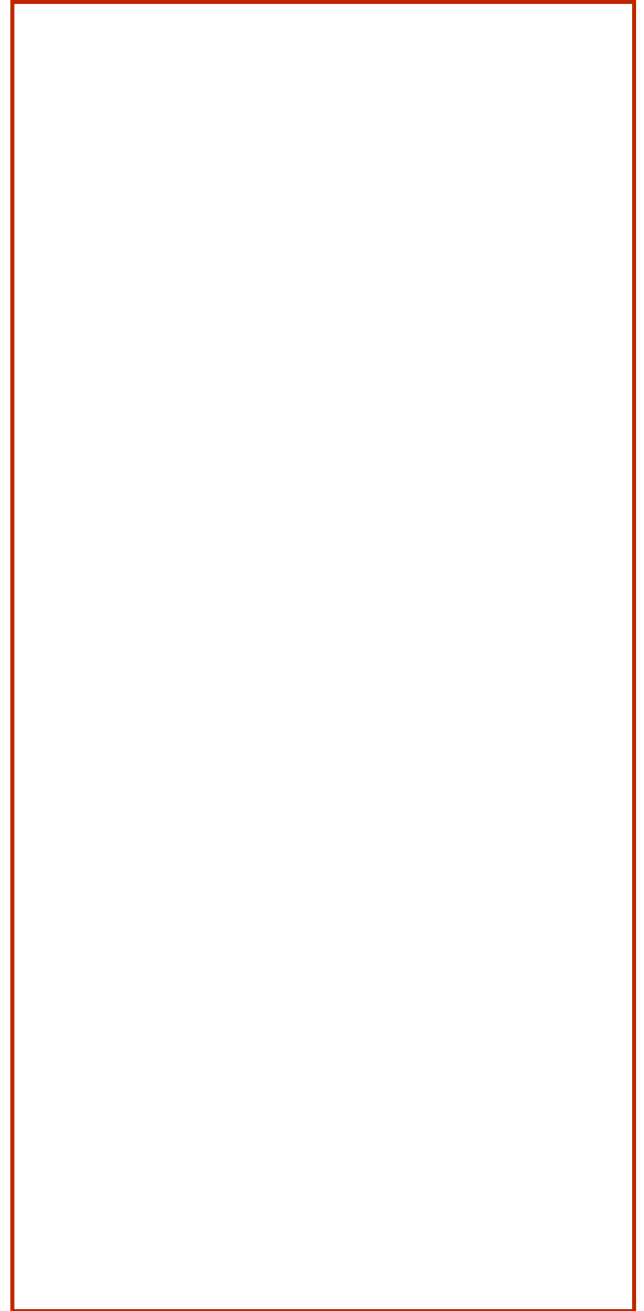
Thornhill has a range of shops, a primary/secondary school, a dentist, doctors, hotels and a golf course. Drumlairig Castle, with its beautiful grounds, is the family home of the Duke of Buccleuch.

Dumfries, which lies approximately 18 miles to the south, is the principal town in the area and provides a wide range of schools, shops, retail outlets and other services, including the brand-new Dumfries and Galloway Royal Infirmary. Also in Dumfries, is the Crichton Campus, providing further education and university courses, as well as the impressive sports and leisure complex DG One, which offers a wide variety of events and activities.

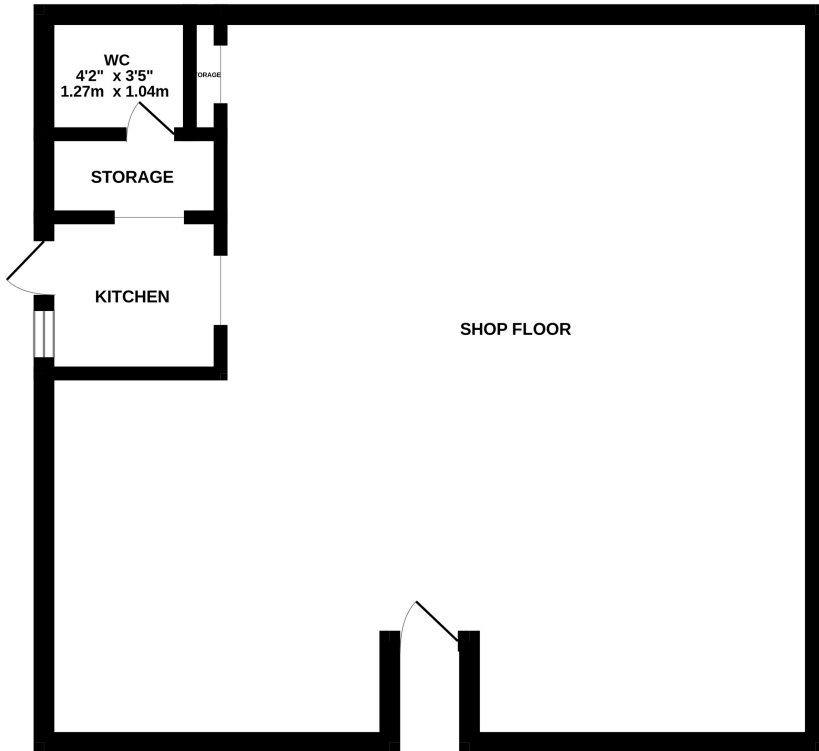


The local area is well known for its attractive and unspoiled countryside and for the diversity of sporting and recreational pursuits. There are opportunities for hillwalking, mountain biking, shooting, and fishing as well as horse riding in the area. Golf courses include the championship course at Southernness and numerous links courses on the Ayrshire coast. Both the Solway and the Ayrshire coasts provide excellent opportunities for sailing and other water sports.

There are mainline railway stations at both Lockerbie and Carlisle and Dumfries also provides services to Glasgow and Carlisle



GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 448 sq.ft. (41.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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62 High Street, Elgin
Moray

IV30 1BU

01343 610520

info@cclproperty.com