

# FOR SALE BY ONLINE AUCTION

Auction Date: 10.02.2026

Ground floor tearoom / retail unit

Central position &  
close to public car park

Planning permission granted for  
conversion into 2-bedroom flat

GIA: 76.21 sq.m. (820 sq.ft)

D&G Council grant funding may be  
available for conversion works

Guide Price : £27,000



VIDEO TOUR



WHAT 3 WORDS



**35 MAIN STREET, KIRKCONNEL, SANQUHAR, DG4 6NB**

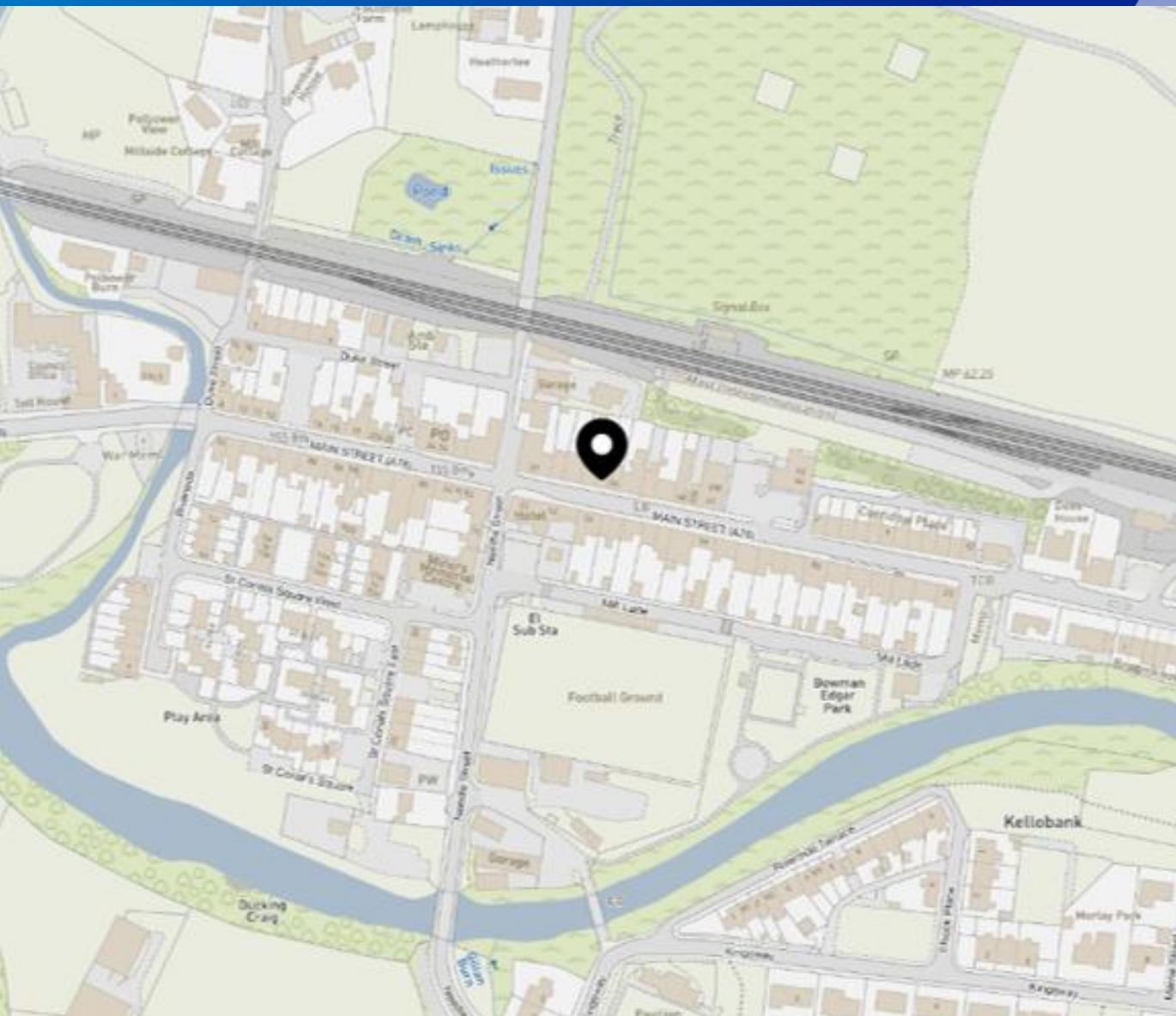
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## Location

35 MAIN STREET, KIRKCONNEL,  
SANQUHAR, DG4 6NB



**The property occupies a central position within an accessible village that lies in the picturesque Upper Nithsdale Valley.**

Kirkconnel is a semi-rural parish and commuter village located toward the north of the Dumfries & Galloway Council area.

The village straddles the A76 trunk road, which connects the regional towns of Dumfries (31 miles south) and Kilmarnock (29 miles north). The town of Sanquhar is also around 3.5 miles to the southeast.

Nearby amenities include Kelloholm Primary School and Sanquhar Academy together with a community centre, leisure centre, swimming pool and health centre.

In addition, outdoor leisure facilities include Nithside playpark and football ground, Sanquhar golf course and the Crawick Multiverse UNESCO biosphere art land project.

The property lies on the northern side of Main Street which forms the main village throughfare and is a continuation of the A76.

On-street parking is available in the immediate vicinity with a public car park within short walking distance.

There is also a public bus stop directly opposite the property.

**Residential conversion opportunity set within the heart of a semi-rural village**



FIND ON GOOGLE MAPS





# Description

35 MAIN STREET, KIRKCONNEL,  
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The subjects comprise a ground floor unit forming part of a larger two storey mid-terraced building with attractive red sandstone finish.

The unit has a modern sales frontage with uPVC casement display windows and entrance door, under a full width fascia sign and retractable awning.

The original building has been extended at the rear to provide the following accommodation:

- Front Sales Area & Store
- Rear Dining Area
- Kitchen with Walk-in Store
- Ladies & Gents Toilet Facilities

The internal finish includes terrazzo, carpet, and vinyl floor coverings together with painted walls and painted, suspended tile and PVC clad ceilings.

Fitted worktops have been installed within the sales area, with tile splash backs and a stainless-steel sink & drainer.

The upper floor comprises a self-contained residential flat that is in separate ownership and therefore does not form part of the proposed sale.



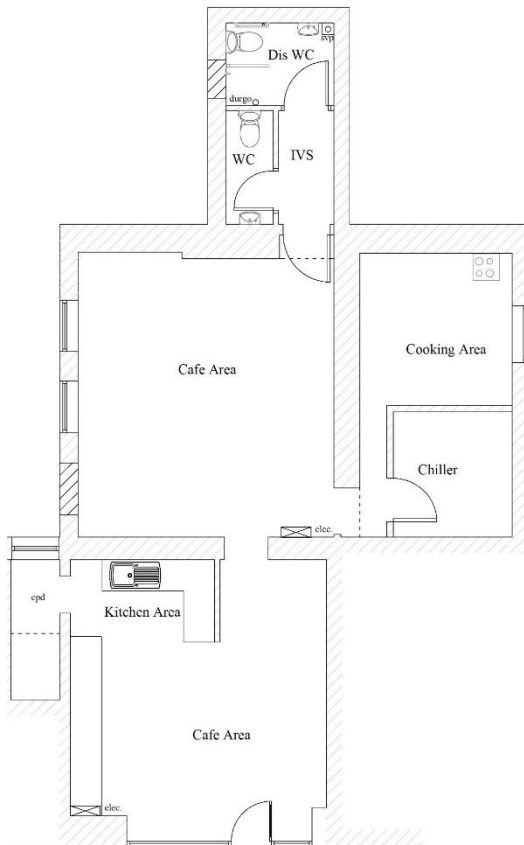
FLOOR AREA	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	76.21	820

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

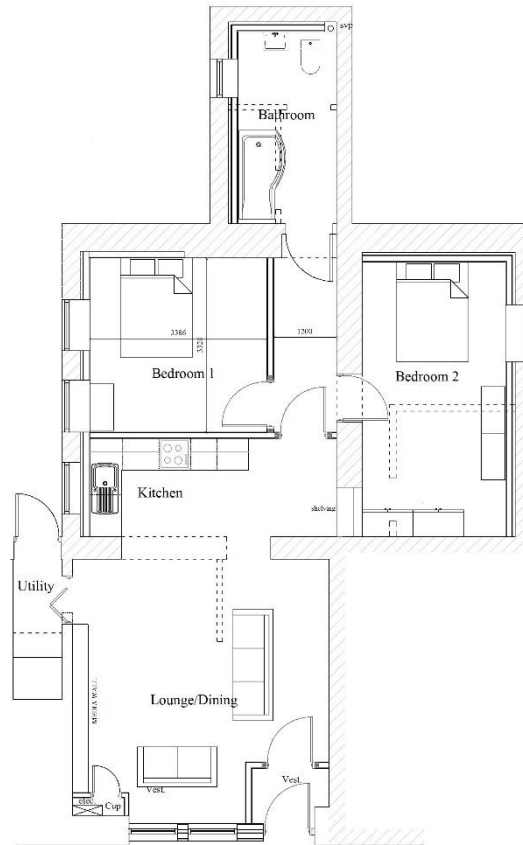


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35 MAIN STREET, KIRKCONNEL,  
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Existing Floor Plan



Proposed Floor Plan

## Services

The property is connected to mains supplies of water and electricity. Drainage is into the public sewer.

Hot water is provided by instantaneous electric geysers.

## Rateable Value

RV - £2,450

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

## Planning & Grant Funding

The property was last operated as a tearoom and is therefore assumed to be registered for Class 3 (Food & Drink) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Planning Permission was granted in May 2025 for conversion of the property into a 2-bedroom residential flat.

Full details can be found on the Dumfries & Galloway Council planning portal, via the following link: [25/0418/FUL](#)

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

Grant funding for residential conversion may be available via the [Dumfries & Galloway Council Town Centre Living Fund](#).



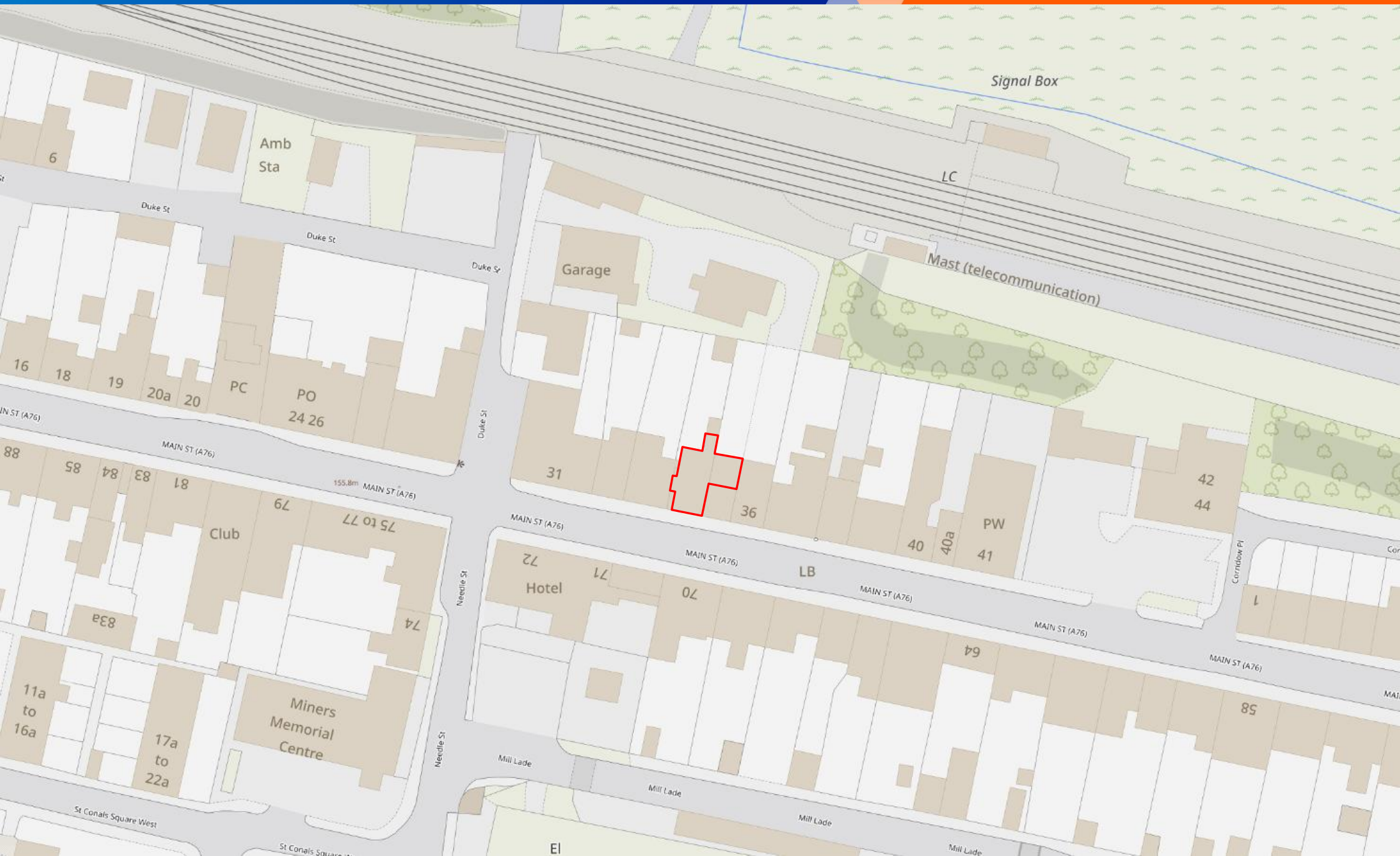






# Site Plan

35 MAIN STREET, KIRKCONNEL,  
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## Auction Date

The auction will be held on Tuesday 10<sup>th</sup> February 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 **£27,000**.

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 2% plus VAT, subject to a minimum of £2,083.33 plus VAT.

## Legal Pack

The legal pack is available to view online.

## VAT

See Legal Pack.

## Energy Performance Certificate (EPC)

Energy Performance Certificate: G

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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