BUSINESS FOR SALE

POST OFFICE, SHOP & MAISONETTE

- Well established & reputable local business
- Prominent roadside trading position
- Fully-fitted & well presented
- Freehold sale
- Qualifies for 100% rates relief

Offers Around: £350,000

360° VIRTUAL TOUR

WHAT 3 WORDS



‘DALRY SHOP & POST OFFICE’
17-19 MAIN STREET, ST JOHN‘S TOWN OF DALRY, DG7 3UP

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SHEPHERD COMMERCIAL

Location

DALRY POST OFFICE, 17-19 MAIN STREET,
ST JOHN'S TOWN OF DALRY, DG7 3UP



Freehold sale of Post Office & shop business in charming countryside village

FIND ON GOOGLE MAPS

St John's Town of Dalry is a historic village with a rich heritage including a medieval motte traditionally linked to the Knights Hospitaller of the Order of St John.

The village has a resident population of around 400 and occupies a picturesque setting in the Glenkens region of Dumfries and Galloway, on a bend of the Water of Ken near the northern edge of Loch Ken and surrounded by the Galloway Hills.

Nearby Loch Ken is a site of national and international importance for its birdlife and wetland habitats, supporting wintering geese and other species.

St John's Town of Dalry sits on the A713, linking Castle Douglas to Ayr approximately 15 miles and 31 miles distant, respectively.

The subjects are also well positioned for access to the Southern Upland Way long-distance path which passes through the village.

The property lies on the Main Street in the heart of the village with on-street parking and local transport links.

Local amenities include a petrol station, pubs and a hotel, and community facilities centred on the Town Hall.

Other facilities include a bowling club, community centre activities, nature trails and walking routes, and access to fishing and water sports on Loch Ken.

Description



The subjects comprise a well-presented two-storey & attic semi-detached post office / shop & maisonette.

The main walls are of stone construction with a painted and partial roughcast external finish, surmounted by a pitched and slated roof.

Rainwater goods are run in a mix of PVC and cast iron, and the shop windows are uPVC double-glazed.

Internally, the post office / shop extends to a main sales area and an additional sales room to the rear housing the frozen food and household items section, together with two rear storerooms.

The floors are of suspended timber construction with vinyl coverings. The walls are lined and painted and the ceilings uPVC clad.

There is a two-storey detached store building of brick construction with a rendered external finish, surmounted by a pitched and slated roof. Internally, the floors are a mix of concrete and timber, with lined and painted walls and ceilings.

FLOOR AREA – SHOP	m^2	ft^2
Ground Floor	65.39	703

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

FLOOR AREA – STORE	m^2	ft^2
Ground Floor	29.69	320
First Floor	25.09	270
TOTAL	**54.78**	**590**

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).

The Business





The Business

The unit is well established as a Post Office & shop having traded as such for several decades, with the current owners running the business since 2022.

The business has a strong local reputation and benefits from a loyal customer base, whilst also being prominently positioned to capture passing trade.

The business was awarded the accolade of independent retailer of the year at the Dumfries & Galloway life awards in November 2024.

Opening hours are generally 07:30 to 17:30 from Monday to Friday, 08:30 to 17:00 on Saturdays, and 08:30 to 15:00 on Sundays with the business operating all year.

The shop compliments the Post Office by offering customers a range of fresh, frozen and tinned food, alcohol and tobacco, general household essentials, seasonal items and pet food and treats.

We understand all trade equipment, including fridges, freezers, and the point-of-sale counter are owned outright and will be included as part of the proposed sale. A full inventory is available on request.

Further information on the business and copy accounts will be made available to genuinely interested parties, following a viewing.

Residential

DALRY POST OFFICE, 17-19 MAIN STREET,
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Maisonette

The residential aspect offers a well presented first floor & attic maisonette, directly above the post office and shop.

Whilst linked to the shop, private access is also provided by a rear entrance hallway which connects to ground floor cloakroom with w/c.

The internal accommodation extends to:

- Four bedrooms (two en-suites)
- Open plan living / dining / kitchen
- Shower room
- Utility room with w/c
- Store

Internally, the floors are of suspended timber construction with a mix of carpet and laminate coverings.

The walls and ceilings are lined and painted.

The subjects also benefit from a sizeable detached garage measuring approximately 29.32m^2 (316 ft^2) and a large private garden.

The overall site area extends to approximately 0.069 Hectares (0.17 Acres).

FLOOR AREA	m^2	ft^2
First Floor	87.64	943
Attic	35.98	387
Total	**123.62**	**1,331**

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).

Floorplans

DALRY POST OFFICE, 17-19 MAIN STREET,
ST JOHN'S TOWN OF DALRY, DG7 3UP

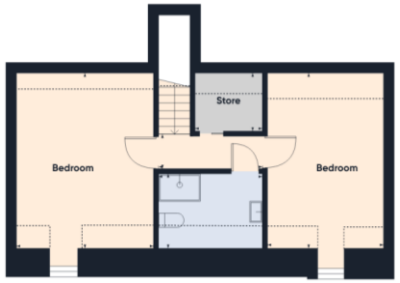
Post Office, Shop & Maisonette



Ground Floor



First Floor

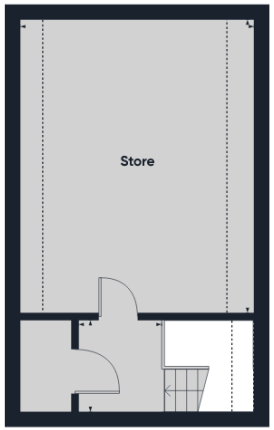


Attic

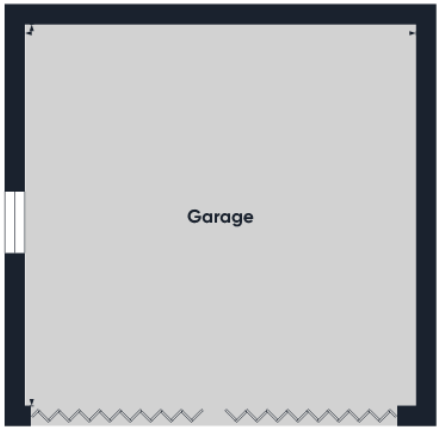
Store & Garage



Ground Floor



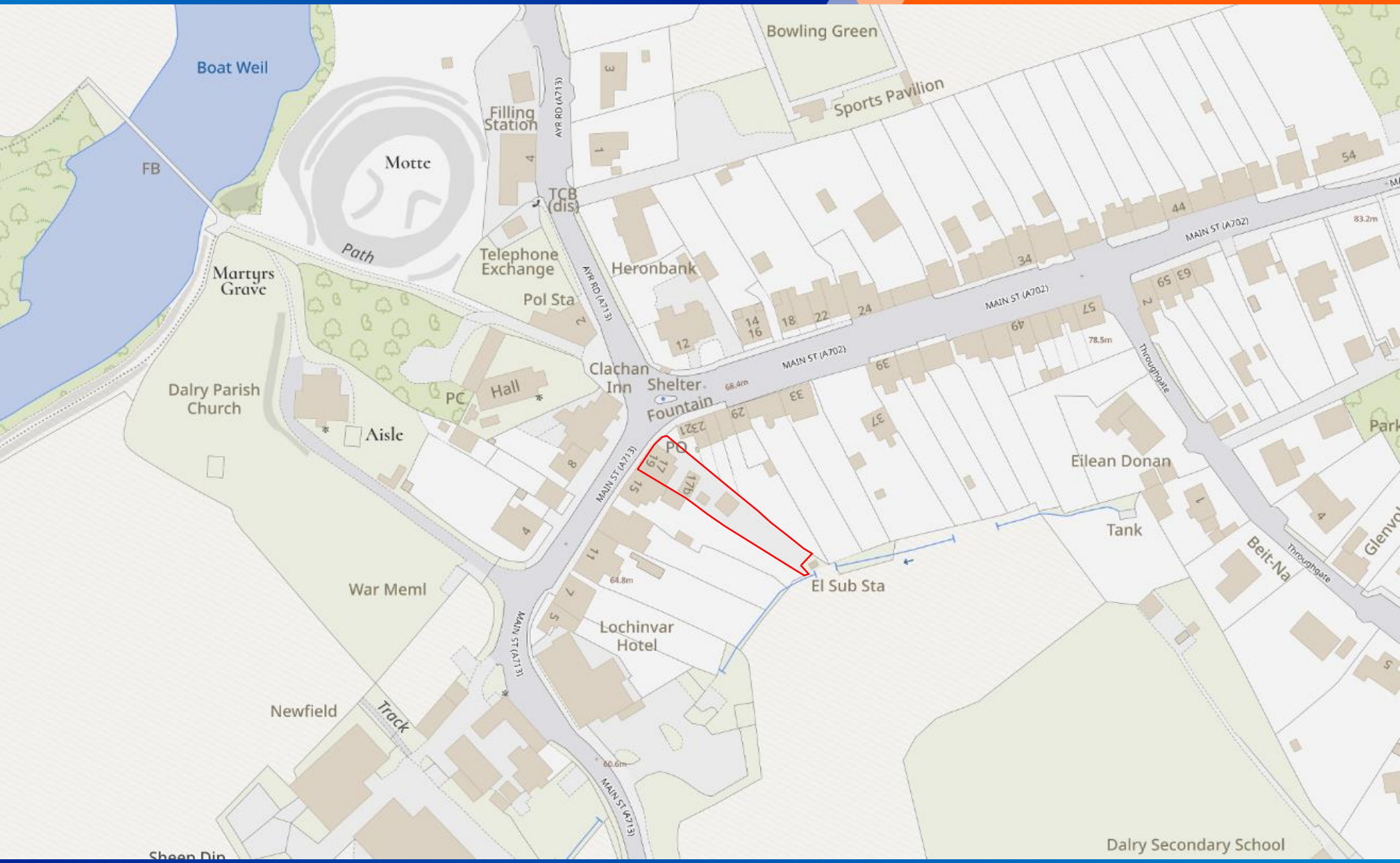
First Floor



Detached Garage

Location Plan

DALRY POST OFFICE, 17-19 MAIN STREET,
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The Detail

Services

We understand the property is connected to mains supplies of water, electricity, and drainage.

Space heating within the maisonette is provided by an LPG fired boiler serving a series of radiators.

Rateable Value

Post Office / Shop RV - £2,750

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

Council Tax

Maisonette – Band C

Planning

We assume the subjects are registered as having a Class 1A (Shops, financial, professional and other services) consent and Class 9 (houses) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

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

Energy Performance Certificate (EPC)

Energy Performance Rating:

Shop:	F
Maisonette:	Pending

A copy of the EPCs are available on request.

Price

Purchase offers around **£350,000** are invited.

VAT

We are verbally advised that the property is not VAT elected.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

The purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

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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