



PollyAnnas, 88 High Street, Langholm, DG13 0DH

Offers Over £185,000

**C&D Rural**

## PollyAnnas, 88 High Street, Langholm, DG13 0DH

- Well established independent pub/bistro
- Bar & separate dining area
- Fully fitted commercial kitchen
- Three bedroom owners accommodation with lounge and office
- Detached building for storage and workshop behind
- Beer garden
- Mixed use investment opportunity
- Price includes fixtures, fittings and goodwill
- No onward chain

An excellent opportunity to purchase a well-established pub/bistro with three bedroom owners accommodation, public bar, restaurant, beer garden and detached outbuilding.

**Council Tax band:** A

**Tenure:** Scottish Heritable Title

**EPC Rating:** F



An opportunity to acquire a well-established independent ran pub/bistro situated in the heart of Langholm. The pub and restaurant is popular with both travellers and locals, known for their pub classics and karaoke in PollyAnnas on a Friday and Saturday night is a fan favourite. For anyone looking to enjoy a meal, the pizzas are arguably the best in town.

### **The Accommodation**

Entry through the front door brings you into the bar area full of character with full range of optics, draught pumps, chilled bottle display, glass display, shelving and electric till points. Chequered tiled flooring flows through to the dining room and entertainment area, featuring wall-mounted TV screens, dartboard, pool table and tables which provide cover for roughly 35 internal covers. The pub is a venue for local pool tournaments on Sundays. Double French doors open onto the beer garden.

There is a fully equipped commercial kitchen with extraction system comprising of stainless-steel work surfaces, storage units, preparation/ washing up area with a fitted sink, automatic glass wash machine, ice machine and dishwasher. It also holds a 4-burner electric hob, 2 deep-fat fryers, 2-deck commercial pizza oven, refrigerated salad bar and a variety of microwaves, refrigeration and freezer units. There is cellar access from outside which is used for storing draught beer and drinks.

The ground floor premises incorporates all the usual separate male and female washroom/WC facilities for customers, with further ancillary accommodation consisting of a utility room with washing machine and descending staircase down to a fully fitted and equipped temperature controlled trade beer cellar with pipe cleaning system and delivery access.

Upstairs there are two double bedrooms, an office and bathroom. One of the bedrooms is being utilised as a living room however there is a primary living room on the ground floor. For investors who are looking for a live-in opportunity, there is plenty of space.



Externally there is access down a side lane to the outbuilding and beer garden. Wooden gates open to allow access to the garage. The outbuilding features an additional workshop at the rear. The patio-style beer garden is laid with concrete and there is an additional garden area down some steps. The property benefits from gas central heating, double glazing and added security from internal CCTV monitoring.

### **Trading Hours**

Tues 7pm - 11pm as and when the pool fixtures dictate

Thurs 7pm - Midnight

Fri 4pm - 1am

Sat 2pm - 1am. - sometimes 12noon depending on the football fixtures

Sun 12 noon - 11pm

### **Accounts**

Statement of Accounts are available on request.



## Location Summary

The pub/bistro is located in Langholm in the region of Dumfries and Galloway. The town contains a post office/convenience store, a public library, a church, butchers, a theatre and doctors. For larger shopping needs, Annan and Carlisle boast a variety of amenities, including supermarkets, leisure facilities, healthcare services, independent shops, cafes, and restaurants. For families, the property is well-served by Langholm primary and secondary school, both offering high-quality education. Langholm is the gateway to some of the most spectacular scenery that Southern Scotland has to offer. Rich in history, Langholm was the centre of the Border Reiver insurrections but is now famed for its annual Common Riding.

Residents can also enjoy a range of outdoor activities, with the beautiful Solway Coast just a short drive away, offering opportunities for scenic walks, cycling, and wildlife watching. Shooting, mountain biking and fishing are popular activities in the area. This is an ideal base to explore the Lake District which is under an hour away, Hadrian's Wall, the Solway coast of Scotland which is a haven for wildlife and the Scottish Borders. Glasgow and Edinburgh are around 2 hours away by car or around an hour and a half by train from Carlisle. There is a regular bus service, the X95, which services Edinburgh and Carlisle.





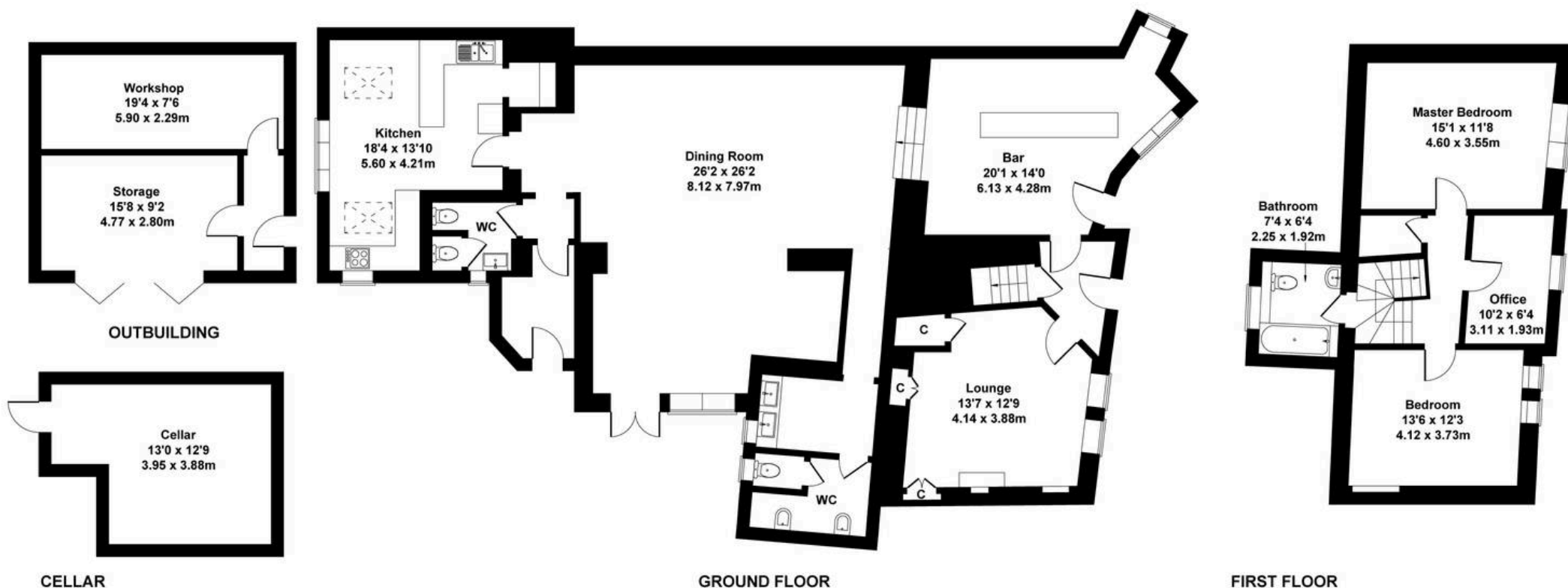






# PollyAnnas

Approximate Gross Internal Area  
2842 sq ft - 264 sq m



OUTBUILDING

CELLAR

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

## **General Remarks and Stipulations**

**Tenure and Possession:** The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

**Fixtures & Fittings:** The furniture, crockery, glassware and equipment are included in the price, except from personal ornaments and pictures etc.

**Offers:** Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

**EPC Rating:** A copy of the certificate is available to request upon application.

**Ratable Value:** PollyAnnas has a Rateable value of £6,000. Small Business Rates Relief Scheme (SBRR) is currently understood to provide up to 100% rates relief for units with a rateable value of £15,000 or less based on the combined total of all the occupiers business premises within Scotland (subject to application and eligibility).

Rateable value information has been obtained from the Valuation Office Association website. Whilst believed to be correct this information has not been independently verified.

**Stock:** To be valued and agreed upon completion.

**Entry:** On conclusion of legal missives

**Legal Costs:** Each party is to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

**Money Laundering Obligations:** We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

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