



## Green Room, 97 Canal Street, Perth, PH2 8HX

- Town centre public house investment
- 10 year lease expires in 2023
- Gross income £32,000 per annum
- Personal Guarantees and Deposit in place
- Business not included



## PROPERTY

The premises occupy a 19th century former industrial warehouse in the centre of Perth. Constructed in stone over two principal floors under a pitched metal corrugated roof. The premises are category C listed. Planning consent is being obtained to recover the roof with a modern insulated corrugated covering, the vendors will complete the recovering of the roof prior to any sale.

## ACCOMMODATION SUMMARY

- Public Bar (1st Floor)
- Beer Bar (ground floor)
- Live room
- Attic management office
- Ladies and Gents WCs
- Beer Cellar

## RENTED EQUIPMENT

We understand that the juke box, gaming machine are rented from Fair City Amusements.

## ENERGY PERFORMANCE CERTIFICATE

The EPC will be provided on request.

## SERVICES

Mains 3 phase electricity, gas, drains and water (metered) are all connected to the property.

## RATES

The Rateable Value from April 2017 will be £21,200.

## LICENCE

The premises hold a licence under the Licensing (Scotland) Act 2005. The Licence is held in the name of the Landlord.

## TRADE

The business is that of a city centre public house and live music venue run under the direct supervision of the current tenant, who took on the lease



in November 2017. The business is not included within the sale. We have seen VAT returns and historical trading accounts from the previous Tenant showing a Turnover of over £600,000 per annum.

## TENURE

The property is let on a 10 year FRI lease due to expire in 2023, the only repairing obligation which is excluded is the corrugated roof. The current passing rent is around £23,450 per annum, in addition the Tenant is obligated to pay £2,500 to the Landlord's nominated managing agents, and 50% of all gaming machine income. This provides a gross income of around £32,000 per annum to the Landlord.

## THE ROOF

The current Landlord has instructed the roof to be replaced with a new roof covering which will come with a 10 year guarantee. Work is due to commence in May 2018, and is likely to be concluded within 12 weeks.

## PRICE

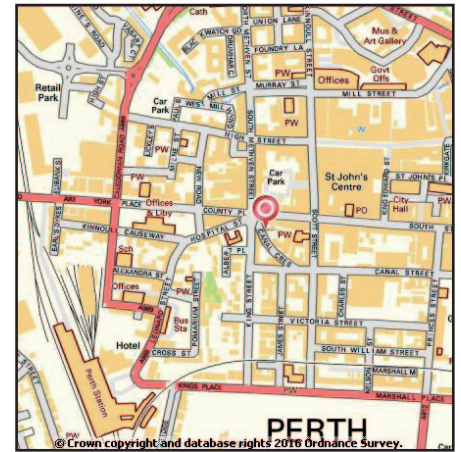
Offers over £299,000 are sought for the heritable property subject to the above mentioned lease.

## VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to the property please. The Tenant is NOT involved in the sale.

## OFFERS

All Offers, couched in Scottish Legal Terms, should be submitted to the Owners Sole Selling Agents, at the address below



## To arrange a viewing contact:



**Brogan Grier**

Surveyor

[brogan.grier@g-s.co.uk](mailto:brogan.grier@g-s.co.uk)

0141 567 5364



**Peter Seymour**

Head of Licensed Trade & Leisure

[peter.seymour@g-s.co.uk](mailto:peter.seymour@g-s.co.uk)

0141 567 5378

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: April 2018