



FOR SALE

ESTABLISHED PUB/RESTAURANT "THE TREASURY BAR"

7 Graham Street, Airdrie, ML6 6AB

Prominent position within the heart of Airdrie town centre.

Traditional bar premises with food provision, function suite and owners accommodation.

GIA 287.64 sq.m. (3,096 sq.ft.) approx.

EPC rating G.

Price on application.

LOCATION

The subjects are on the north side of Graham Street close to the junction with Bank Street within the town centre of Airdrie. Graham Street forms part of the main retailing area of the town.

The surrounding area is predominantly commercial in nature with nearby occupiers represented by a mix of local and national retailers, the latter including Nationwide Building Society, Subway, Costa Coffee, Specsavers, Boots & O2 together with a typical array of town centre occupiers.

DESCRIPTION

The subjects comprise a large, terraced public house, restaurant and function premises contained within a 3 storey traditional stone building, dating from pre 1900's. The public house trades over the ground and first floors with former owners accommodation located on the second floor, accessed via the public house main entrance. The property also has a beer garden to the rear.

ACCOMMODATION

Plans are attached showing the layout of the accommodation which we summarise as undernoted:

Ground Floor

Lounge Bar/ Restaurant, conservatory, beer cellar, kitchen, beer garden, male, female and disabled toilets and stores.

First Floor

Function suite, male and female toilets and stores.

Second Floor

2 bedroom flat.

FLOOR AREA

We calculate the gross internal floor area at 287.64 sq.m. (3,096 sq.ft.)

FLOOR PLANS

A copy of the License Plan showing the layout of the subjects can be made available upon request.

RATES

The subjects are entered in the current Valuation Roll with a Rateable Value of £29,750.

Please note that a new occupier has the right to appeal the current assessment.

TENANCY

Although the subjects are currently occupied and trading, the public house will be sold with vacant possession.

PRICE

Offers are invited for our clients heritable interest in the subjects and a guide on price can be provided on application.

VAT

Our clients have elected to leave exemptions to VAT and accordingly VAT will be payable on the purchase price.

It may be possible for the transaction to be completed by way of TOGC, however, interested parties will require to seek their own financial advice in this regard.

EPC

A copy of the Energy Performance Certificate is available upon request. The EPC rating is G.

ENTRY

By mutual agreement however immediate entry following conclusion of missives is available.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

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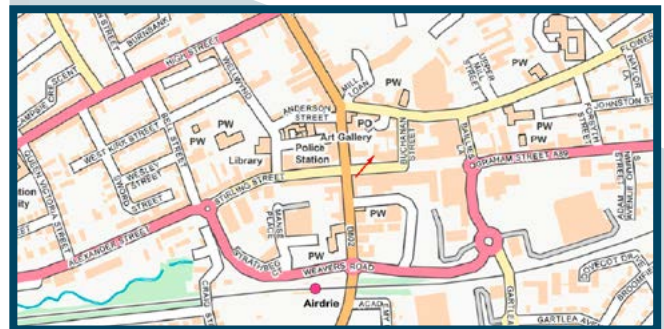
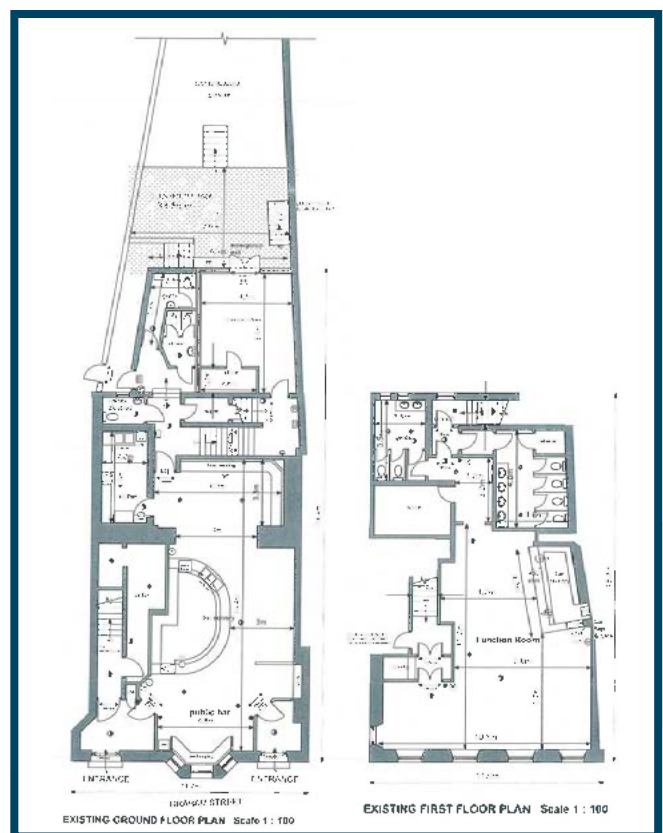
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REFERENCE

WSA1582



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