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**0141 204 3838**

130 St Vincent Street, Glasgow G2 5HF

**For Sale**



**Laurie's Bar**  
**61 Mary Street**  
**Lauriston FK2 9PR**

**Offers over £110,000 plus VAT**

- Established public house
- 6 apartment first floor flat
- Beer garden

Edinburgh  
0131 225 6612

Glasgow  
0141 204 3838

Aberdeen  
01224 588866

Leeds  
0113 243 6777

London  
020 7436 1212

Manchester  
0161 249 9778

## Location

Lauriston is located on the A803 approximately 1.6 miles from Falkirk Town Centre. At the 2001 census, Lauriston had a population of 2,752 residents. Falkirk benefits from direct access onto the M9 motorway linking Edinburgh, Stirling and Glasgow.

The immediate surrounding area is thriving and adjacent properties are used for a mix of retail, residential and community purposes.

## Description

The subject property comprises the ground and first floors of a brick and rendered building under a flat roof. Laurie's Bar is arranged over lower ground and ground floor with a residential accommodation above.

Laurie's Bar is arranged to provide a bar/restaurant, kitchen, toilets and storage area. The residential accommodation provides a lounge, kitchen, bathroom and 5 bedrooms and benefits from double glazing and gas fired central heating. There is a large surfaced car park within the demise

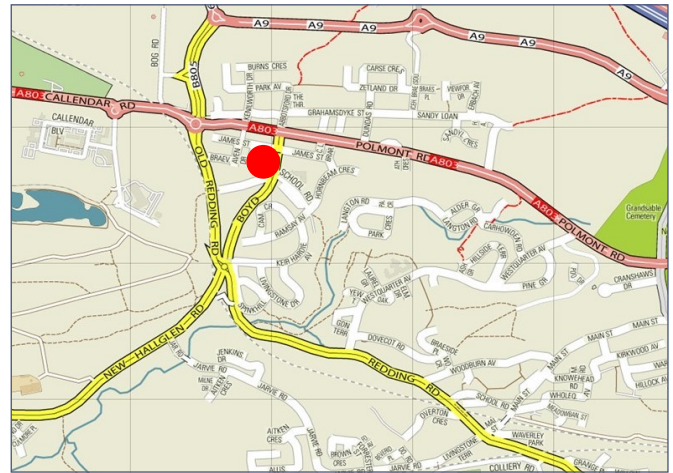
## Accommodation

Laurie's Bar		
Bar / Restaurant	195 sq m	2,100 sq ft
Toilets	23 sq m	247 sq ft
Kitchen	38 sq m	410 sq ft
Cellar / Store	34 sq m	361 sq ft
<b>TOTAL</b>	<b>290 sq m</b>	<b>3,118 sq ft</b>
Residential Accommodation (First Floor)		
Lounge	35 sq m	372 sq ft
Dining Area	29 sq m	307 sq ft
Kitchen	28 sq m	299 sq ft
Bathroom	8 sq m	90 sq ft
Bedroom 1	28 sq m	299 sq ft
Bedroom 2	15 sq m	157 sq ft
Bedroom 3	14 sq m	151 sq ft
Bedroom 4	41 sq m	443 sq ft
Bedroom 5	19 sq m	206 sq m
<b>TOTAL</b>	<b>217 sq m</b>	<b>2,324 sq m</b>

The subjects have the following approximate areas:-

## Tenure

The subject property is held on a ground lease until August 2078 at an rental of £7,200 per annum.



## Development Potential

We consider that, subject to the appropriate consents, the property is suitable for a variety of uses such as a retail unit / convenience store, licensed restaurant or to continue the existing use as a public house.

## Site Area

The site area extends to 0.11 hectares (0.272 acres) or thereby.

## Price

Offers over £110,000 plus VAT are invited.

## Energy Performance Certificate

Available upon request.

## Rating

We understand from the Local Assessor's website that the subjects have the following rating assessment:-

Rateable Value	£51,000
UBR (2019/2020)	£0.49
Rates Payable	£24,990 (exclusive of water/sewerage)

## Legal Costs

Each party will be responsible for their own legal costs incurred with an ingoing tenant/purchaser being responsible for any Land & Buildings and Transactional Tax, recording dues and VAT as applicable.

## Value Added Tax

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

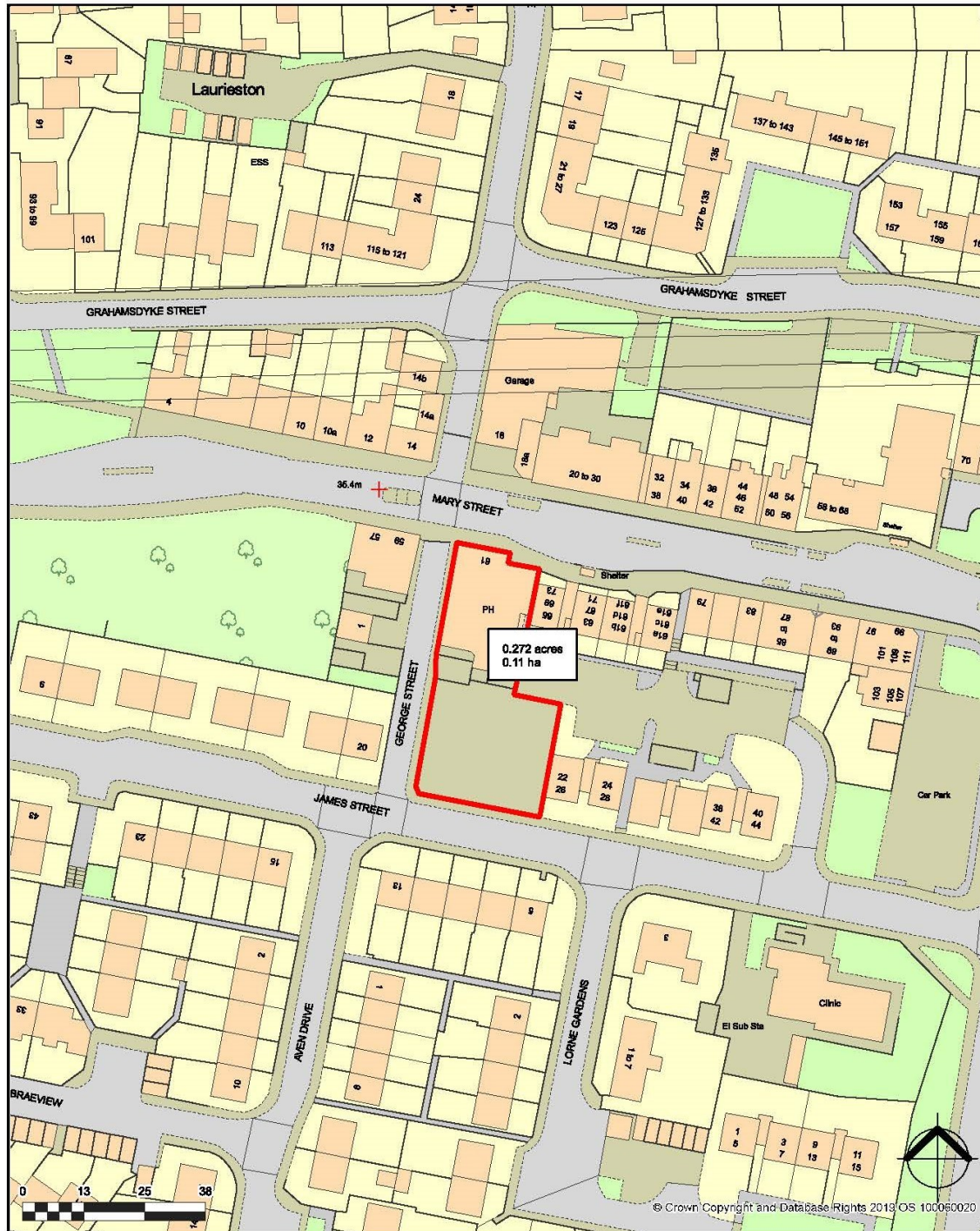
## Viewing / Further Information

Strictly through the sole selling agents:-

Douglas Lambie m. 07909 092642  
douglas.lambie@ryden.co.uk



61 Mary Street, Laurieston, Falkirk, FK2 9PR



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Plotted Scale - 1:1,250

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