

LUNCARTY INN MARSHALL WAY



RESTAURANT/PUBLIC HOUSE



LUNCARTY PH1 3UX

**FOR
SALE**

- WELL PRESENTED VILLAGE PUB
- EASILY MANAGED BAR AND RESTAURANT
- POTENTIAL DEVELOPMENT OPPORTUNITY – subject to consents
- POSSIBLE OWNERS ACCOMMODATION - Separate negotiation



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LUNCARTY INN MARSHALL WAY LUNCARTY

LOCATION

The village of Luncarty has a population of circa 1,500 persons and is located circa 5 miles to the north of Perth.

Perth has a resident population of approximately 46,000 people, with the population of the surrounding catchment area estimated to be in the region of 130,000.

More precisely, the subjects occupy a central position within the village, off Marshall Way. Surrounding operators are predominantly residential.

The approximate location of the subjects is shown by the OS plan to the side.

DESCRIPTION

The subjects comprise The Luncarty Inn bar Restaurant. The property is of traditional stone and slate construction and comes with private car parking.

Internally the ground floor element of the property is arranged to provide a main bar, commercial kitchen, restaurant and WC.s.

The first floor of the building comprises a 2 bed flat which may be suitable for owners accommodation. This is available through separate negotiation with further information available from the Sole Selling Agents.

The subjects may suit future redevelopment, subject to consents.

ACCOMMODATION

We have undertaken a full measurement inspection in accordance with the RICS Code of Measuring Practice 6th edition and estimate the following Gross Internal Areas as:

| Accommodation | Sq m | Sq ft |
|-------------------------|--------|-------|
| Ground (Bar/Restaurant) | 184.20 | 1,982 |
| First (Flat) | 72.20 | 777 |

RATEABLE VALUE

The subjects are currently in the Valuation Roll with a Rateable Value of £16,600.

The Unified Business Rate for 2016/2017 is 48.4 pence, excluding water and sewerage rates.

THE BUSINESS

Accounts can be made available to all genuine interested parties.

All fixtures and fittings will remain.

PRICE

We would invite offers in the region of £175,000 for our client's heritable interest in the property along with the trading business.

First Floor accommodation available via separate negotiation.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective purchaser should satisfy themselves independently as to the incidence of VAT involved in any transaction.

EPC

Available upon request.

VIEWING AND FURTHER INFORMATION

Further information and viewing arrangements are available by contacting the Sole Selling Agents, Messrs Graham + Sibbald.

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FOR SALE RESTAURANT/ PUBLIC HOUSE



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IMPORTANT NOTICE

Please read carefully

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.

2. Graham & Sibbald have no authority to give any representation other than these particulars in relation to this property.

Intending Purchasers/Tenants take the property as they find it.

3. Graham & Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Aberdeen
01224 625 024
Ayr
01292 271 030
Dundee
01382 200 064
Edinburgh
0131 225 1559
Falkirk
01324 638 377
Glasgow
0141 332 1194
Hamilton
01698 422 500
Inverness
01463 236 977
Kilmarnock
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