



# FOR SALE

## PUBLIC HOUSE PREMISES WITH PARKING

The Carfin Vaults  
58 Motherwell Road, Carfin, ML1 4EB

Prominent roadside position within Carfin.

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Traditional bar premises and lounge.

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Potential for redevelopment, subject to planning

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GIA 209.65 sq.m. (2,257 sq.ft)

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Offers over £100,000 invited.

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## LOCATION

"The Carfin Vaults" occupies a prominent roadside position fronting onto Motherwell Road, a main thoroughfare for connection to the A723 running through Motherwell town centre.

Carfin, is a suburb of Motherwell which has a population of circa 40,000 persons and is located in North Lanarkshire, 15 miles south west of Glasgow and 2 miles north of Motherwell. The suburb lies 3 miles south of the M8 and is well served by public transport links, with regular rail services to Glasgow and the surrounding Lanarkshire towns.

## DESCRIPTION

The subjects comprise a large self contained single storey bar and lounge with kitchen facilities dating from the mid 1900's and of a traditional construction. The property benefits from rear storage and car parking area to the side elevation.

## ACCOMMODATION

We would summarise the accommodation as undernoted:

Public bar, lounge bar, bar server, ladies, gents and disabled toilets, kitchen and stores.

## FLOOR AREA

From measurements taken on site we calculate the property to have a Gross Internal floor to extend to 209.65 sq.m. (2,257 sq.ft.) approx.

The premises are contained within a site extending to 0.071 ha (0.174 acres) or thereby

## RATING

From the Scottish Assessors website we note the Rateable Value to be £19,700.

## PRICE

Offers over £100,000 are invited for our clients heritable interest.

All prices are quoted exclusive of VAT.

## EPC

A copy of the Energy Performance Certificate is available upon request.

## DATE OF ENTRY

By mutual agreement.

## LEGAL COSTS

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

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents:-

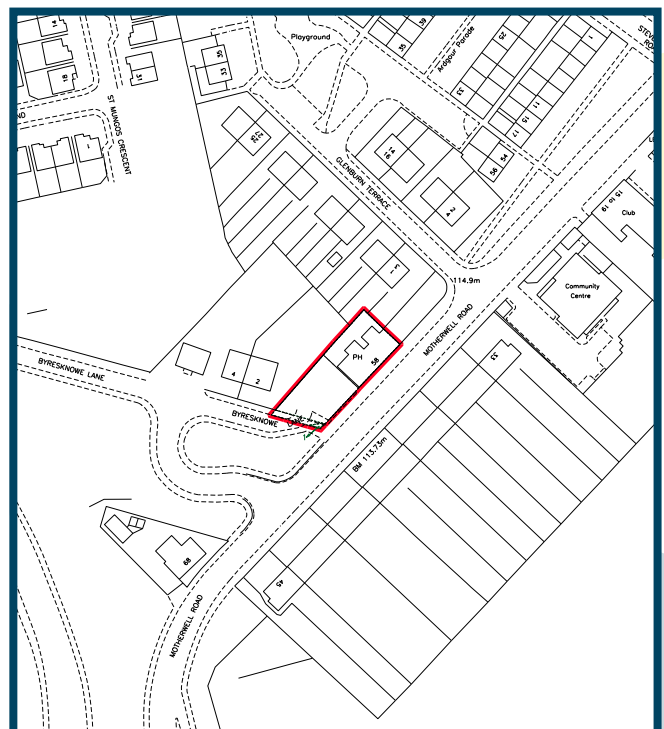
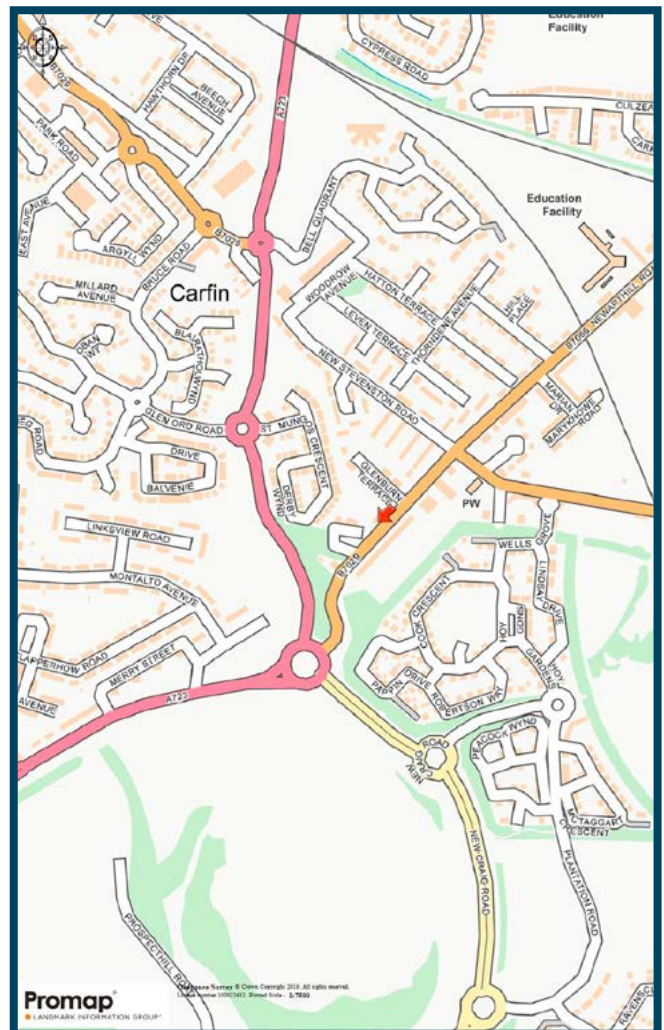
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## DATE OF PUBLICATION

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## REFERENCE

WSA1644



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