

FOR SALE

PUBLIC HOUSE WITH 5 BEDROOM FLAT

Ryden

- ESTABLISHED PUBLIC HOUSE
- BEER GARDEN
- 5 BEDROOM FIRST FLOOR FLAT
- POTENTIAL FOR ALTERNATIVE USE SUCH AS NURSERY, SUBJECT TO PLANNING
- FIXED PRICE OF £90,000



LAURIE'S BAR

61 MARY STREET

LAURIESTON FK2 9PR

GET IN TOUCH

CONTACT Douglas Lambie

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5,442

SQUARE FEET

507

SQUARE METRES

Viewing is strictly by arrangement with the sole letting agent

GLASGOW

130 St Vincent Street

G2 5HF

0141 204 3838



ryden.co.uk



LAURIE'S BAR LAURIESTON FK2 9PR

LOCATION

Laurieston has a population of 2,600 and is located on the A803 just over 1 mile south-east of Falkirk and 3 miles south-west of Grangemouth. 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. There is a beer garden to the rear and a large surfaced car park within the demise.

The residential accommodation provides a lounge, kitchen, bathroom and 5 bedrooms and benefits from double glazing and gas fired central heating.

ACCOMODATION

The subjects have the following approximate areas:-

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
TOTAL	290 sq m	3,118 sq ft

FIRST FLOOR RESIDENTIAL ACCOMMODATION

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 ft
TOTAL	217 sq m	2,324 sq ft

SITE AREA

We understand that the site area extends to 0.11 hectares (0.272 acres) or thereby.

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 (2020/2021)	£0.525
Rates Payable	£26,775
	<i>(exclusive of water/sewerage)</i>



TENURE

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

PRICE

Fixed price of £90,000.

PLANNING

The property is suitable for a variety of uses such as a children's nursery, retail unit / convenience store, licensed restaurant or to continue the existing use as a public house. A change of use will be subject to planning consent being obtained.

LEGAL COSTS

In the normal manner, each party will be responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transactional Tax and registration dues.

VAT

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.

ANTI MONEY LAUNDERING REGULATIONS

To comply with Anti Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of heads of terms.

Date of Revision: February 2021

GET IN TOUCH

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