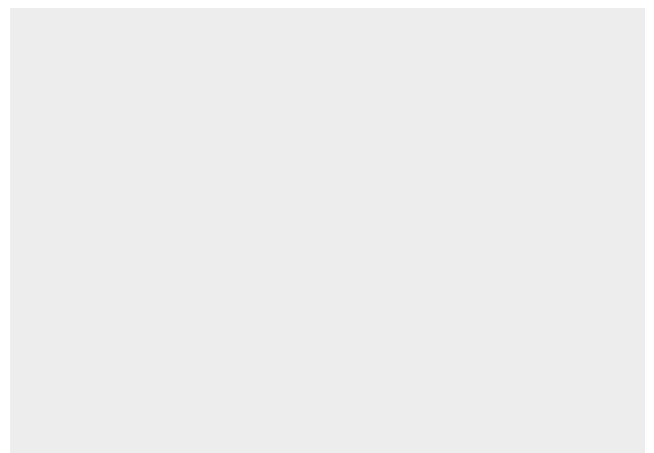




Burns Howff Public House And 3 Flats 42 Fulbar Street, Renfrew PA4 8PD

- Located just off Renfrew Main Street
- Long established locals bar
- Public bar
- Lounge bar/function room
- Ladies and Gents Toilets
- 3 Flats (Studio, 1 bedroom, 2 bedroom)
- Offers in the region of £275,000





SITUATION

The Burns Howff is located in the town of Renfrew just off the Main Street on Fulbar Street.

THE PROPERTY

The property is a 3 storey building of traditional construction. On the ground floor is the Burns Howff Public House with a studio flat and one bedroom flat on the first floor. The second floor has a 2 bedroom flat.

The Burns house comprises a public bar to the front of the building with Lounge bar/function room to the rear.

TRADE

We have been advised the turnover to year end 2019 is in the region of £210,000 net of VAT. Full accounting information can be supplied to interested parties after a formal viewing. This figure does not include any rental income from the flats which we would estimate to be around 14k per annum.

SERVICES

Mains drainage, gas, electricity and water are all connected to the property.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The Energy Rating is available upon request.

RATES

We are advised that the Rateable Value is £21,000.

PRICE

Our client is looking for offers in the region of £275,000 for their freehold interest in the public house and 3 flats.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in financing business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
233 St Vincent Street, Glasgow, G2 5QY
Email – LT@g-s.co.uk

To arrange a viewing please contact:



Martin Sutherland

Licensed Trade and Business Agent

E: martin.sutherland@g-s.co.uk

Tel: 0141 332 1194

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

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.
6. Date of Publication: October 2021