

FOR SALE
HOTEL + LEISURE

GRAHAM
SIBBALD



RAILWAY INN
542 LANARK ROAD
JUNIPER GREEN
EDINBURGH
EH14 5EL

- Popular traditional public house
- Located in affluent suburb of the city
- Lounge bar and restaurant areas
- Large beer garden
- Viewing recommended to be fully appreciated

SITUATION

The Railway Inn is located on Lanark Road in the centre of Juniper Green an affluent suburb of Edinburgh city.

THE PROPERTY

The public house offers accommodation on the ground floor of a traditional building. The Railway Inn comprises a large lounge with bar seating along with bar and restaurant area. The premises has a kitchen area, cellar and ladies and gent toilets. Outside offers an good sized beer garden.

The business has been owned by our client for the past few years and has built a good reputation with locals and further afield, the pub has been family run for over 30 years and is a unique opportunity. Our clients now wish to pursue other interests and are looking to sell their freehold interest.

Internal viewing recommended to be fully appreciated.



LICENSE

The premises benefit from a Premises Licence.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The Energy Rating is available upon request.

RATES

We are advised that the Rateable Value is £27,500. Interested parties are advised to check this information themselves.

PRICE

A fixed price of £499,000 is sought for the trade fixtures, fittings and equipment together with the heritable interest in the property.

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





For any queries or to arrange a viewing, please contact —



Martin Sutherland
 Licensed Trade and Business Agent
 0141 332 1194
 martin.sutherland@g-s.uk

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 2022