



PUBLIC HOUSE WITH OWNERS FLAT AND EXTENSIVE GARDEN

- > SALE DUE TO RETIREMENT
- > POPULAR PUBLIC HOUSE CURRENTLY OPERATED BY EXPERIENCED TEAM
- > EXCELLENT LEVELS OF EXISTING TRADE
- > 100% SMALL BUSINESS RATES RELIEF
- > CATEGORY 'C' LISTED PROPERTY
- > OWNERS FLAT WITH EXTENSIVE GARDEN TO THE REAR



FOR SALE

OFFERS OVER £165,000

SOUTH ESK INN, 37 WHARF STREET, MONTROSE, DD10 8BD

CONTACT: Gavin Russell - g.russell@shepherd.co.uk / Gary Louttit - g.louttit@shepherd.co.uk - 01382 200454 - www.shepherd.co.uk



Montrose

LOCATION

Montrose has a population of circa 13,250 (source: Angus Council) and is one of the principal towns positioned on the northeast Coast of Scotland, approximately 40 km (30 miles) north of Dundee and 61 km (38 miles) south of Aberdeen. Montrose is located within the administrative authority of Angus Council.

The town sits on the East Coast Railway Line linking London and Aberdeen and connects into the trunk road network via the A92 coastal tourist route and the A935, Brechin Road.

Montrose is an important employment centre for the northeast, providing a busy commercial port for the agricultural, oil and gas industries. As well as being an attractive place to live, Montrose is also a popular destination for tourists.

Montrose has many attractions for locals and tourists alike including the House of Dun, a Georgian mansion dating back to the 18th century, Montrose Basin Visitor Centre, a haven for wildlife enthusiasts, and Montrose Air Station Heritage Centre, site of Britain's first operational military air station which was established in 1913.

The subjects are located on Wharf Street, at the corner junction with Shore Wynd/Apple Wynd and overlooking the Montrose Harbour Area.

Wharf Street runs to the southern extent of Montrose and links the port area with the main A92 at Montrose Bridge/Bridge Street, a short distance to the west.

High Street, the main retail location in the town centre, is a short distance north within easy walking distance.

Surrounding properties are mainly residential although there are some commercial units nearby on Shore Wynd.

The main Montrose Lifeboat station is also located opposite along with a number of commercial businesses throughout the port area.



SOUTH ESK INN – 37 WHARF STREET, MONTROSE

DESCRIPTION

The public house, known locally as “The Soothie” is a traditional public bar arranged over ground floor with various level changes within; forming part of a traditional stone-built category ‘C’ listed property.

The main entrance off Wharf Street now includes a large external sheltered seating area with a number of bench tables which has increased the seating capacity over 50%.

Internally the pub includes main bar, separate lounge seating area with a beer cellar, small kitchen/store and male/female toilets to the rear.

The bar benefits from a gas fired central heating system whilst the external seating area has electric heaters installed.

RATEABLE VALUE

The subjects have been assessed for rating purposes at a current Rateable Value of £6,300.

The unified business rates for 2024/2025 is 49.8p.

The subjects qualify for up to 100% rates relief via the small business bonus scheme. Please call for details.

BUSINESS

South Esk is a traditional wet sales led single bar operation which has generated consistent profits year upon year. Bar snacks are offered however no sit-down meals are currently served.

Accounts and staffing information will be made available to genuinely interested parties after viewing and on signing of a Non-Disclosure Agreement (NDA).



OWNERS FLAT @ SHORE WYND + REAR GARDEN

DESCRIPTION

The rear section of the original building formerly comprised a workshop and store which has been extensively refurbished to form a bright and modern residential flat comprising lounge/kitchen, double bedroom, modern bathroom and store.

Patio doors that open out onto an extensive rear garden which also benefits from a separate private entrance from Shore Wynd to the east of the building.

The garden area also provides enough space for off street parking.



OPPORTUNITY

Our clients have owned and operated the business for circa 8 years and are reluctantly selling due to planned retirement. The property has received significant investment over the years and would not require any immediate investment to grow the business further.

The public house would ideally suit a hands-on operator with experience in the licensed trade although there is an established loyal local customer base from which to build the business.

PRICE

Our clients are seeking offers over £165,000 for their heritable interest.

Fixtures and fittings will be included for the public house. Stock to be sold at value subject to separate agreement.

Please call for details.

EPC

The subjects currently have a "D" rating for energy performance purposes. A copy of the EPC is available on request.

VAT

All prices quoted are exclusive of VAT.

LEGAL COSTS

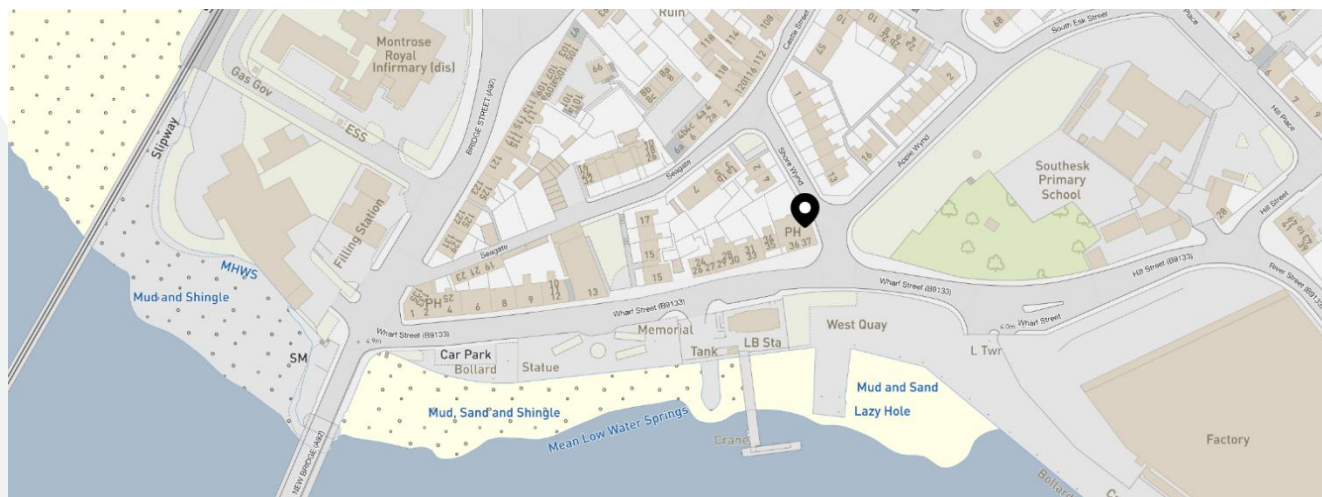
Each party to bear their own legal costs in connection with this transaction with the purchaser being responsible for any LBTT, registration dues and VAT thereon.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

ACCOMMODATION	SQ M	SQ FT
Public House	93.05	1,002
Owners Flat to Rear	52.11	561
TOTAL	145.16	1,563

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA

Gavin Russell g.russell@shepherd.co.uk – Gary Louttit – g.louttit@shepherd.co.uk

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