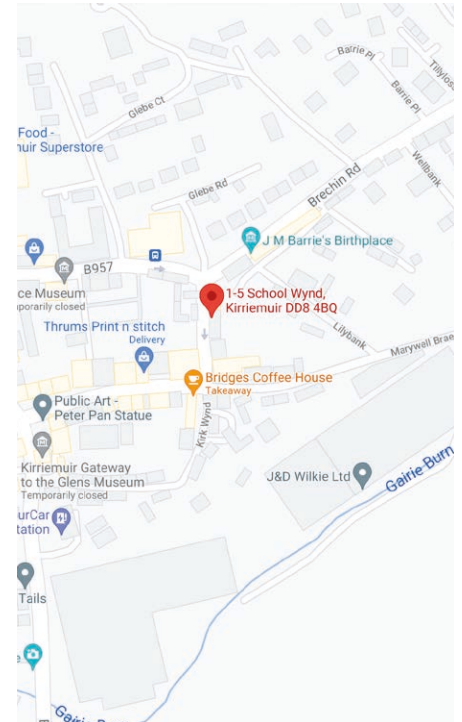




## 1/5 School Wynd, Kirriemuir. DD8 4BQ

- Great opportunity to purchase a well-known town venue
- Would suit a hands on operator
- Located in the busy town of Kirriemuir
- Well fitted, well maintained and well run
- Lounge bar, 2nd lounge/function room
- Small kitchen
- Disabled facilities
- Beer garden
- 4 bedroom owners flat( 3 en suites) with parking and garage.





## SITUATION

Kirriemuir is located in Angus, five miles north of Forfar. The town is popular with tourists with its links to author JM Barrie. The pub is situated in a prominent position in the town centre. Kirriemuir was also the home of the famous AC/DC singer Bon Scott. There is a festival every year at the beginning of May where people attend from around the world.

The location of the property is shown on the appended plan.

## THE PROPERTY

The Gairie Inn is located on the ground floor of a traditional property with owners' accommodation on the first floor. The business has been owned and run by the present owners for the last 5 years. Over this time they have developed and improved the business and the building including a successful beer garden. The pub is also disabled friendly with facilities including a lift to the lower function floor. The business has regular live music along with pool and domino teams. The property has been maintained to a high standard and is ready for a new owner to walk in and continue the business. Again the business would suit a hands-on operator who enjoys working for themselves.

Internal viewing recommended to be fully appreciated.

## ACCOMMODATION SUMMARY

- LOUNGE BAR WITH GAMES AREA
- 2ND LOUNGE/ FUNCTION ROOM
- KITCHEN. LADIES AND GENT TOILETS
- BEER GARDEN
- BAR CELLAR
- 4 BEDROOM OWNERS FLAT WITH 3 EN SUITE SHOWER ROOMS

## TRADE

Full accounts can be made available to interested parties after a formal viewing.

## LICENCE

The premises benefit from a Premises Licence.

## 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 £10,200.

## PRICE

Offers over £250,000 invited 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

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.
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6. Date of Publication: July 2021