



FOR SALE

RIVERSIDE TAVERN, RESTAURANT & BAR

198-200 Riverside Road, Kirkfieldbank, Lanark, ML11 9JJ

Recently refurbished, well presented premises

Circa.65 cover Restaurant/Bar

Vacant possession

Associated 3 bedroom apartment

Benefits from off street car park at rear

LOCATION

Previously trading as the Riverside Tavern, the subjects are prominently positioned on the main thoroughfare of South Lanarkshire village - Kirkfieldbank.

Approximately one mile from Lanark and close to the popular tourist attraction of New Lanark, Kirkfieldbank forms part of the Clyde Valley tourist route and sees high volumes of passing motorists during the summer months. The surrounding area is mixed residential and commercial in nature.

DESCRIPTION

The subjects comprise a well presented restaurant/bar premises with an associated 3 bedroomed residential flat to upstairs. There are two main public areas (seating capacity for approximately 65), together with patrons' toilet facilities, kitchen, cellarge and general storage. The residential flat to upstairs has 2/3 bedrooms, lounge, kitchen, bathroom and storage accommodation.

Our clients acquired the premises circa. 2016 and since then, there has been an extensive renovation carried out to the property internally. As a result, the premises are fitted and equipped to a top quality standard throughout.

Art lovers visit the bar to view the "Falls Of The Clyde Mural", a 25ft by 4ft high artwork created by well-known artist Alasdair Gray in 1969 – the eye catching mural decorates the main wall in the bar area.

BUSINESS

The business is no longer trading but previously operated as a vibrant local pub & restaurant. Riverside Tavern was well known for its excellent menu, freshly prepared on the premises this offered 'Pub food classics' such as Macaroni Cheese and Fish & Chips, with a few international dishes including Thai Green Curries.

OPPORTUNITY

We envisage a hands-on couple or partnership team, would be able to offer a streamlined menu, choosing popular choices and introducing a 'Specials Board' which would keep variety and customers interest, yet costs down.

As the subjects are being offered on a 'Free of Tie' basis, the new operator(s) are able to negotiate buying terms with drinks suppliers of their choice.

TRADE INVENTORY

The restaurant remains fitted and equipped, capable of re-opening for trade with minimal investment. The well-presented commercial kitchen has a good range of professional catering equipment.

RATES

Reference to the Assessor's website has shown that the subjects are entered in the current Valuation Roll at Rateable Value £11,900

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the Energy Performance Certificates are available upon request. However, the rating is G.

PRICE

Offers of £180,000 are sought for the heritable freehold, fixtures and fittings are included in this price.

ENTRY

Early entry can be afforded on conclusion of Legalities.

OFFERS

All offers should be submitted in Scottish legal terms to DM Hall.

FINANCE/BUSINESS MORTGAGES

DM Hall are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and would be happy to effect the necessary introductions if required.

VIEWING

Viewing is strictly by appointment and arrangements can be made by contacting Kerry Boyle at this office on 0131 477 6000 (option 3) or by e-mail at business.sales@dmhall.co.uk

Ref: ESA1585



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