



BUSINESS FOR SALE

**THE ARTHURLIE INN,
3 MAIN STREET,
BARRHEAD, G78 1RE**

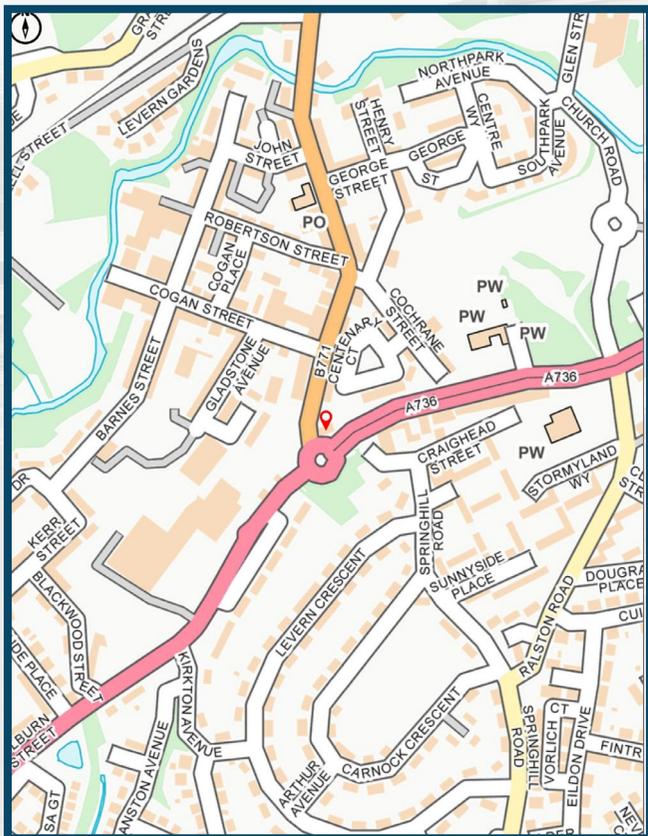
- Prominent location**
- Lockup town centre public house**
- Three bed owner's accommodation**
- Basement cellar**
- Excellent billboard rental income**
- Guide price offers over £440,000**

LOCATION:

The Arthurlie Inn is prominently positioned at the west end of Main Street, at its junction with Cross Arthurlie Street, overlooking a busy roundabout intersection in Barrhead.

Barrhead is a mature and fully established town in East Renfrewshire which over the years has increased in popularity as the residential settlement, particularly for commuters working in the city of Glasgow and other nearby settlements.

Barrhead has a good means of access onto Scotland's main motorway network via the M77 and Paisley is approximately 3 miles to the north via the A726 or B771.



The immediate surrounding area comprises a mature and established mix of residential and commercial premises. Directly opposite the pub is a Lidl supermarket, a Tesco supermarket and a mix of private and social housing.

DESCRIPTION:

The Arthurlie Inn comprises a detached public house situated over ground, lower ground/basement and first floor levels. The main entrance from the front leads directly from Main Street via double leaf outer storm doors into a vestibule, in turn linking directly to the public bar. The accommodation is arranged to provide the public bar and toilet facilities at ground floor level linking by an internal stair to a separate lounge bar with additional customer wc facilities together with a beer cellar at lower ground/basement level.

The owner's accommodation is situated at first floor and is accessed by a separate doorway via an internal stair to the side of the property.

Internally The Arthurlie Inn has recently been refurbished and is in excellent condition both the ground floor public bar and basement lounge bar areas are fully equipped with a fitted bar servery counter and ample seating.

These each contain the usual range of beer fonts, soft drinks dispensers, stainless steel sink units and spirit optics as well as refrigerated drinks cabinets.

ACCOMODATION:**Owners Accommodation:**

The flat at first floor is entirely separate and independent to the pub. A central corridor accesses a lounge, 3 bedroom, kitchen and bathroom.

Accommodation

Ground floor - entrance vestibule, public bar (seating for 40), male wc facilities, cleaner store.

Upper Mezzanine - female wc facilities

Lower ground/basement - lounge bar, female wc facilities, beer cellar and secure wine/spirit store.

Basement mezzanine – male wc facilities

First floor – self-contained dwelling flat comprising a reception hallway, lounge, 3 bedroom, dining kitchen and bathroom.

TRADE INVENTORY:

The asking price will include the trade inventory. Stock will be agreed separately.

RATING ASSESSMENT:

From reference to the Scottish Assessors Association website the subjects are noted to have a rateable value of £31,000.

PRICE:

Offers over £440,000 for the purchase of our clients freehold interest in the subjects with the benefit of vacant possession.

ADVERTISING TENANCY DETAILS:

New digital advertising boards have been installed on to the property. Further lease information will be made available to serious purchasers.

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred during the transaction with the ingoing purchaser being responsible for stamp duty, land tax, registration dues and VAT incurred.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the properties are available upon request.

ENTRY:

Early entry can be afforded on conclusion of legalities.

ACCOUNTS INFORMATION:

Full trading accounts will be available to interested parties after a formal viewing has taken place.

BUSINESS:

The business is offered in a walk in condition ideally suited for an owner operator or as an addition to a portfolio of pubs.

The business is open 7 days with its opening times being:

Monday - Saturday: 11am - 12.30am

Sunday 12.30pm - 12.30am

VIEWING & FURTHER INFORMATION:

Strictly by appointment and arrangements can be made by contacting the business advisory team;

Margaret Mitchell

D M Hall LLP

Tel: 0131 624 6130

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Reference

ESA2952

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