

LICENSED PREMISES

- > HIGH LEVELS OF PASSING VEHICULAR TRAFFIC
- > RECENTLY REFURBISHED
- > CATERING KITCHEN
- > COMMUNITY HUB
- > OUTSIDE TRADE & CAR PARK
- > RENTAL: £22,000 PER ANNUM

Pub Features



ROLLING TENANCY



CAR PARKING



CATERING KITCHEN



LIVE SPORTS



OUTDOOR TRADE



PRIVATE ACCOMMODATION



PUB GAMES

TO LET

POLTON INN LASSWADE, POLTON ROAD, LASSWADE, EH18 1BS

CONTACT: Gary Louttit MRICS, APAEWE g.louttit@shepherd.co.uk

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LOCATION

Located in a good residential area on the main road between Lasswade and Polton, the Polton Inn was refurbished to a high standard in 2018. Comprising a Bar and Lounge with Restaurant area seating 45, the pub has a catering kitchen, large car park and an external seating area at the front.

A fantastic opportunity awaits for a motivated Business Operator to engage with the people in the local area to create a hub for customers wishing to meet, eat, drink and enjoy themselves in a friendly and convivial environment. Providing an attractive food and drink offer together with activities, such as pub games (Darts, Pool, Dominoes), entertainment, quiz nights and televised sport will encourage a wide range of customers to frequent the pub. There is room to cater for group events and activities; celebrations, meetings, funerals, team presentation nights and other similar sized functions.

The Polton Inn is a premium local situated in the heart of a busy local community close to the local rugby club, and other community and sporting facilities.

The successful candidate will demonstrate a willingness to engage with the local populace and an ability to create a high quality food and drink offer, supported by local activities and events, which draw customers living and working locally to use the pub. The Polton has the facilities to become the best venue of it's type in the area and the opportunity awaits for an outward looking publican to create a local venue that customers are proud of and choose to come to.

TRADING AREA & FACILITIES

The Polton Inn was refurbished to a high standard in 2018 and is in great condition throughout.

Comprising a Bar and Lounge with Restaurant area seating 45, the pub is finished to a high specification and has a warm and contemporary feel.

The catering kitchen supports the food offer and there is a large car park and an external seating area at the front.

PRIVATE ACCOMMODATION

The Private Accommodation consists of a spacious 3 bedroom residential flat with a separate entrance on the first floor.

RENTAL

Offers in excess of £22,000 per annum are invited for the property.

RATING

The subjects are entered in the current Valuation Roll with a rateable value of £110,000

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

ANTI MONEY LAUNDERING REGULATIONS

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 on 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.

Financials

Annual Rent	£	22,000
Estimated Tenants Annual Operating Profit	£	23,611
Representative HEINEKEN UK Brand Discount Per Barrel	£	170
Estimated Annual Turnover	£	305,845
Estimated Annual Barrelage		174

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Investment

Ingoing Costs		
Estimated Licensee Fixtures & Fittings Value	£	13,935
Estimated Fixtures & Fittings Valuation Fee	£	250
Estimated Stock Valuation	£	2,500
Deposit Amount	£	5,500
Rent In Advance	£	423
Training Fee	£	1,000
Estimated Designated Premises Supervisor / Manager Fee	£	50
Premises Licence Fee	£	180
Rates Assessment Fee	£	55
Estimated Legal Fees	£	650
Estimated Total Ingoing Costs	£	24,543
Estimated Minimum Ingoing Costs	£	8,108

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

Shepherd Chartered Surveyors: 31 Byres Road, Glasgow, G11 5RD

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Plans are indicative only

