



PUBLIC HOUSE WITH LIVING ACCOMMODATION

- > FIRST FLOOR FLAT
CURRENTLY UTILISED FOR
AIRBNB USE
- > BAR AREA & LOUNGE
- > SUITABLE FOR ALTERNATIVE
USES TO INCLUDE
RESTAURANT (SUBJECT TO
PLANNING)

FOR SALE

THE RED STAR INN, KIRKTON OF SKENE, WESTHILL, AB32 6XE

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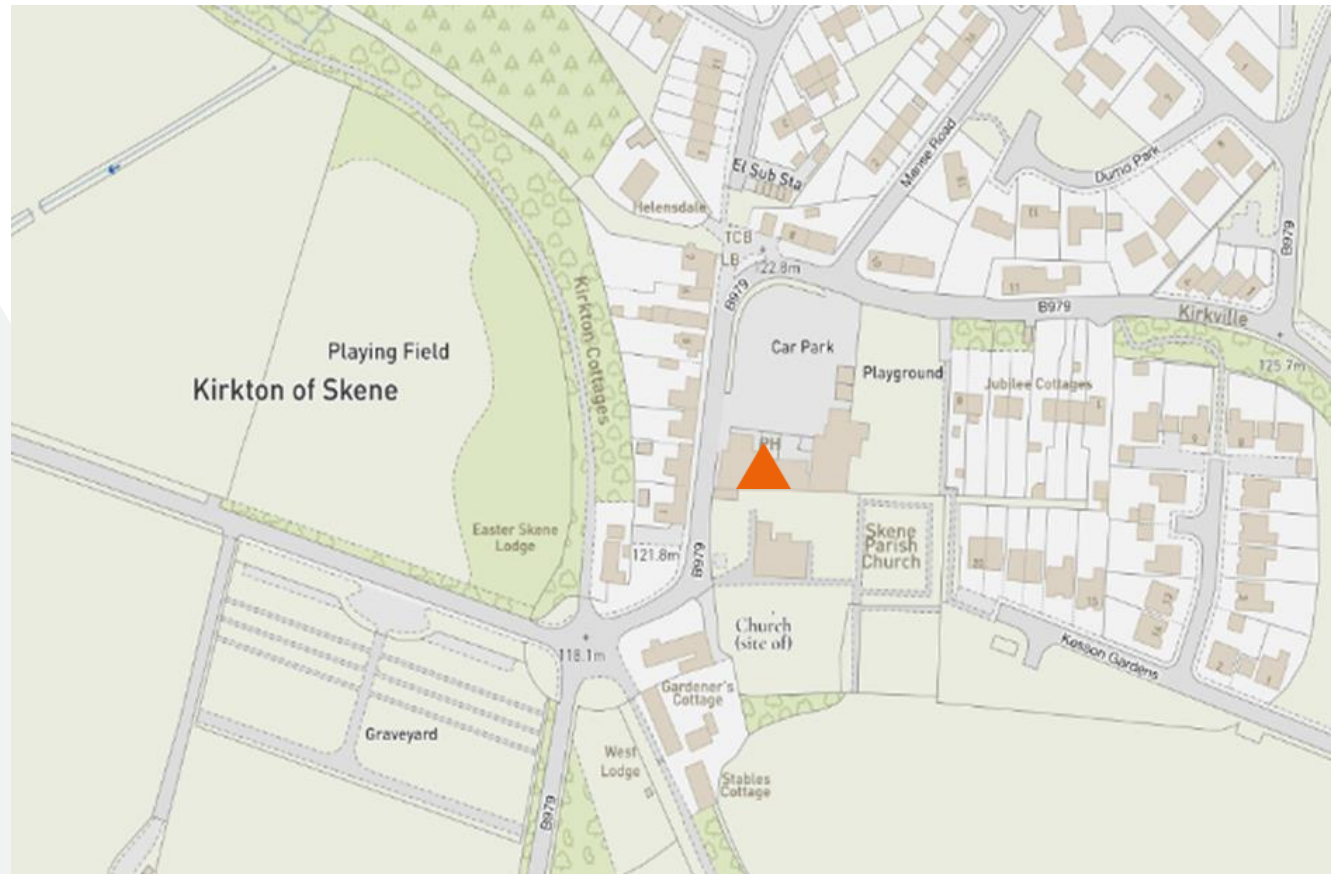
Public House with Lounge Area and Kitchen Facilities

LOCATION

The subjects are located within Kirkton of Skene, a village located approximately 2 miles west of Westhill and 9 miles west of Aberdeen.

The settlement is predominantly residential, although there is a Church, village hall and café in close proximity. In addition there is a large public car park adjacent to the premises.

The subjects themselves are located on the east side of the B979 which forms the main thoroughfare through the village of Kirkton of Skene. The location accessed from the A944 which provides easy access to Westhill, Aberdeen and the Aberdeen Western Peripheral Route (AWPR).



DESCRIPTION

The subjects comprise a one and a half storey premises, which has been extended to the side and rear.

The ground floor is currently utilised as a public house along with a recently refurbished lounge area with additional seating for diners. Each section can be accessed from the street but is also linked internally. Male and female w.c. facilities are located in the lounge area. To the rear of the premises there is a kitchen area along with the beer cellar.

The upper floor currently comprises a 2 bed room flat along with kitchen and bathroom facilities. The flat has a separate access from street level with the ground floor being used as additional storage facilities for the public house but can also form living accommodations associated with the flat.

The subjects benefit from approximately 5 car parking spaces, whilst further car parking is available within the area.



ACCOMMODATION	m ²	ft ²
Ground Floor	200.21	2,155
First Floor	76.53	824
TOTAL	276.74	2,979

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).

PLANNING/USE

The subjects are currently utilised as a public house with an Airbnb above. Interested parties should satisfy themselves in respect of the use of the premises.

PRICE

Upon application.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

TRADING DETAILS

The premises continue to trade and further information in this respect can be made to genuinely interested parties.

RATING

The subjects are currently entered into the Valuation Roll as 1st April 2023 at a rateable value of £12,500

We would point out that an incoming occupier would have the opportunity to appeal the Rateable Value.

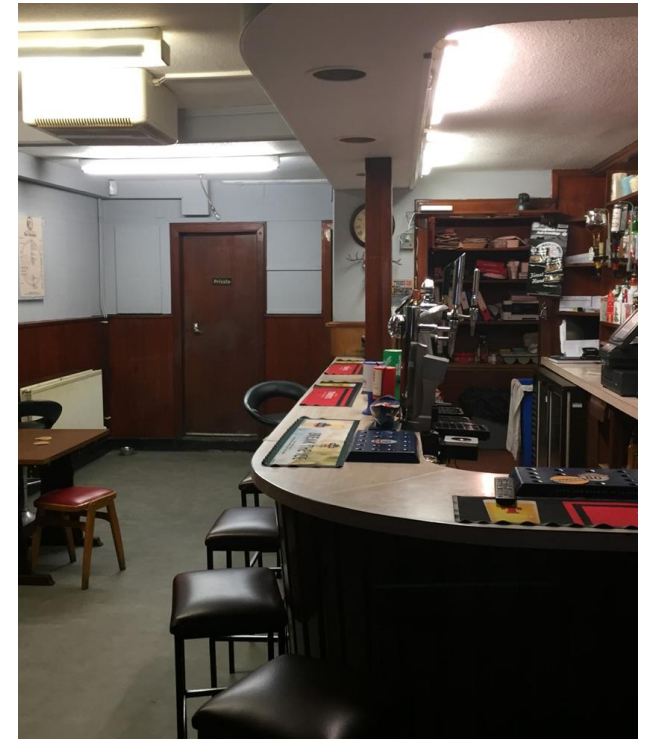
Small Business Rates Relief will be available to qualifying occupiers.

ENERGY PERFORMANCE CERTIFICATE

A recommendation report is available to seriously interested parties upon request.

ENTRY

Immediate entry available.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
 Mark McQueen, mark.mcqueen@shepherd.co.uk

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