

VIDEO
TOUR
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PUBLIC HOUSE WITH FIRST FLOOR FLAT

- > PUBLIC HOUSE – 193.46 SQM
(2,082 SQFT.)
- > FLAT – 87.19 SQM. (938 SQFT.)
- > PRICE – OFFERS OVER £200,000
+ SAV
- > PUB IN ABERDEENSHIRE TOWN
- > POTENTIAL REDEVELOPMENT
OPPORTUNITY

FOR SALE

SCOTS CORNER & FLAT, SCHOOL ROAD, LUTHERMUIR, AB30 1YX

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LOCATION

The subjects are located within the heart of Luthermuir village, on the north side of School Road, between its junctions with the B974 and Main Street. The subjects benefit from a good frontage to School Road, and as such have good visibility from passing trade and quick access to the local and national road network. Immediately surrounding the property is predominantly residential in nature.

DESCRIPTION

Public House: Internally the public house provides accommodation that is finished to a modern standard, ready for immediate trading by an incoming occupier. The subjects comprise a traditional bar area with a fixed bar/servery, and there is an archway through into a games room.

The floors are timber overlaid in laminate, whilst walls are predominantly plasterboard and painted/papered, and ceilings are plasterboard and painted. Pedestrian doors give access into the main kitchen area which has heavy duty non-slip lino floors, walls primarily clad in wet wall sheeting. The final part of the property comprises a spirit store and cellar.

Residential Flat: The flat comprises 3 double bedrooms (one with en-suite shower room), a modern kitchen, dining area, a lounge and family bathroom. The flat is finished to a modern standard and would be suitable for immediate habitation as owners' accommodation or as a guest house.

The floors throughout are timber overlaid predominantly in carpet (albeit within the bathroom, en-suite and kitchen/dining area they are laid in lino). Walls and ceilings are predominantly plasterboard and painted/papered. Fixtures and fittings are broadly along modern lines, and artificial light is provided by means of a mixture of wall, pendant, and spotlighting units.



PUBLIC HOUSE



FIRST FLOOR FLAT



ACCOMMODATION

The following floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

| ACCOMMODATION | m ² | ft ² |
|---------------------------|----------------|-----------------|
| First Floor Flat | 87.19 | 938 |
| Ground Floor Public House | 193.46 | 2,082 |

USE & REDEVELOPMENT

The subjects currently comprise a Public House and separate flat, however, subject to alterations and planning consent for change of use, they may suit conversion to form a single residential unit.

Interested parties should make their own enquiries to the local planning authority.

PRICE

Offers over £200,000 + SAV are sought for our clients interest in the subjects. The price will include all fixtures and fittings allowing a purchaser to start trading immediately.

RATEABLE VALUE

The subjects comprising the Public House are currently entered into the Valuation Roll at a Rateable Value of £14,000.

100% Rates Relief may be available to qualifying occupiers, with further information available on request.

COUNCIL TAX

The residential subjects are presently council tax Band 'B'.

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating as follows:

- Public House: 'G'
- Flat: 'E'

Further information and a recommendation report are available to seriously interested parties upon request

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues, etc.

VAT

All rents, prices, premiums etc are quoted exclusive of VAT.

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

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