

**REVISED SALE PRICE – OFFERS OVER £105,000 + SAV**

**FOR SALE /  
MAY LEASE**

**PUBLIC HOUSE WITH  
COVERED EXTERNAL  
SEATING AREA**

**SALE/LEASE DUE TO  
RETIREMENT**

**CATEGORY C LISTED PROPERTY**

**PUBLIC HOUSE CURRENTLY  
OPERATED BY EXPERIENCED  
TEAM**

**100% SMALL BUSINESS RATES  
RELIEF (PUB)**



VIDEO TOUR



WHAT 3 WORDS



**SOUTH ESK INN, 36-37 WHARF STREET, MONTROSE, DD10 8BD**

**CONTACT: Gavin Russell** [g.russell@shepherd.co.uk](mailto:g.russell@shepherd.co.uk) | 01382 878005 | [shepherd.co.uk](http://shepherd.co.uk)  
**Gary Louttit** [g.louttit@shepherd.co.uk](mailto:g.louttit@shepherd.co.uk)

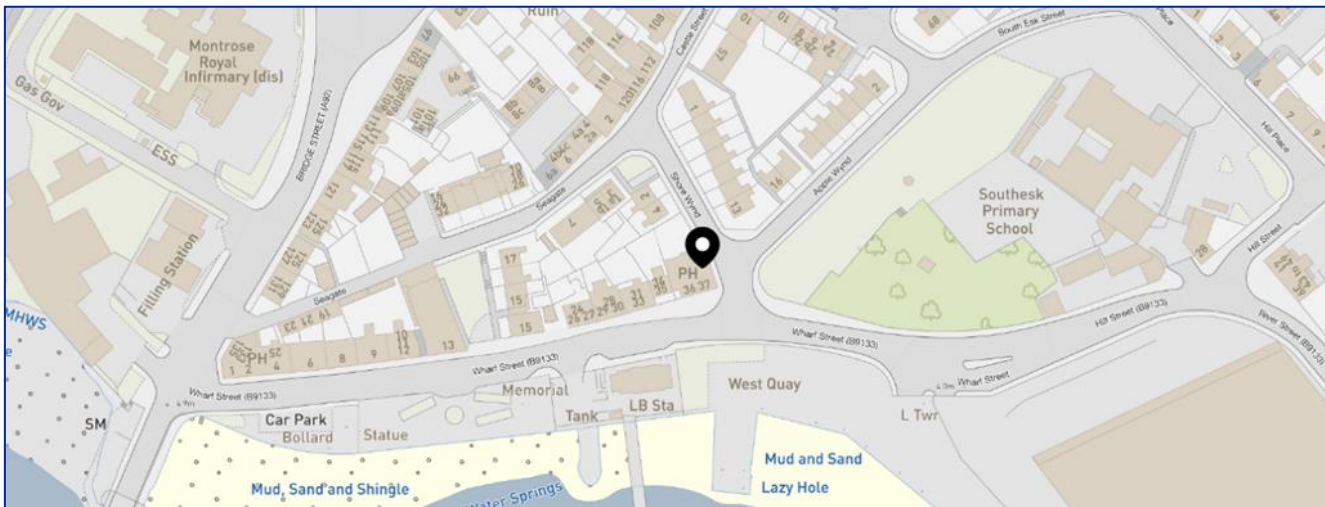






# Location

## SOUTH ESK INN, MONTROSE



### Location

Montrose has a population of circa 13,250 (source: Angus Council) and is one of the principal towns positioned on the northeast Coast of Scotland, approximately 40 km (30 miles) north of Dundee and 61 km (38 miles) south of Aberdeen. Montrose is located within the administrative authority of Angus Council.

The town sits on the East Coast Railway Line linking London and Aberdeen and connects into the trunk road network via the A92 coastal tourist route and the A935, Brechin Road.

Montrose is an important employment centre for the northeast, providing a busy commercial port for the agricultural, oil and gas industries. As well as being an attractive place to live, Montrose is also a popular destination for tourists.

Montrose has many attractions for locals and tourists alike including the House of Dun, a Georgian mansion dating back to the 18th century, Montrose Basin Visitor Centre, a haven for wildlife enthusiasts, and Montrose Air Station Heritage Centre, site of Britain's first operational military air station which was established in 1913.

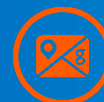
The subjects are located on Wharf Street, at the corner junction with Shore Wynd/Apple Wynd and overlooking the Montrose Harbour Area.

Wharf Street runs to the southern extent of Montrose and links the port area with the main A92 at Montrose Bridge/Bridge Street, a short distance to the west.

High Street, the main retail location in the town centre, is a short distance north within easy walking distance.

Surrounding properties are mainly residential although there are some commercial units nearby on Shore Wynd.

The main Montrose Lifeboat station is also located opposite along with a number of commercial businesses throughout the port area.



FIND ON GOOGLE MAPS





# Description

SOUTH ESK INN, MONTROSE

## DESCRIPTION

The public house, known locally as “The Soothie” is a traditional public bar arranged over ground floor with various level changes within; forming part of a traditional stone-built category ‘C’ listed property.

The main entrance off Wharf Street now includes a large external sheltered seating area with a number of bench tables which has increased the seating capacity over 50%.

Internally the pub includes main bar, separate lounge seating area with a beer cellar, small kitchen/store and male/female toilets to the rear.

The bar benefits from a gas fired central heating system whilst the external seating area has electric heaters installed

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
<b>Public House</b>	93.05	1,002
<b>TOTAL</b>	<b>93.05</b>	<b>1,002</b>

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).

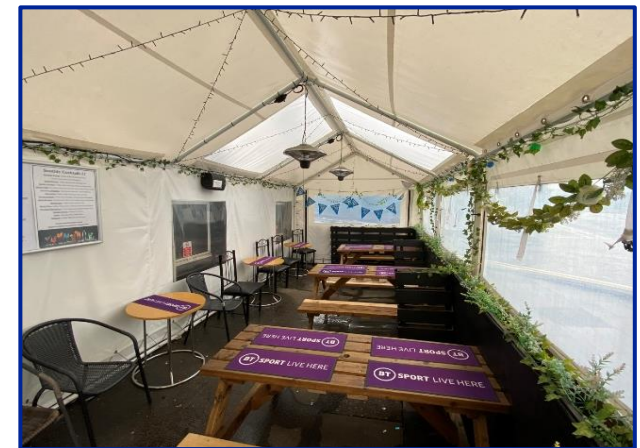






# Description

SOUTH ESK INN, MONTROSE





### OPPORTUNITY

Our clients have owned and operated the business for circa 6 years and are reluctantly selling due to planned retirement. The property has received significant investment over the years and would not require any immediate expenditure to grow the business further.

### PRICE / RENT

Our clients are seeking offers over £105,000 for their heritable interest.

Fixtures and fittings will be included for the public house with stock available at value subject to a separate agreement.

Alternatively, my clients will also consider offers to lease the property on a full repairing and insuring basis for a negotiable term of years.

Profit and loss accounting information available upon request. Please call for details.

### BUSINESS

The South Esk Inn is a traditional wet sales led single bar operation which has generated consistent profits year upon year. Bar snacks are offered however no sit-down meals are currently served.

Accounts and staffing information will be made available to genuinely interested parties at the owner's discretion and/or after a formal viewing and signing of a Non-Disclosure Agreement (NDA).

### RATEABLE VALUE

The subjects have been assessed for rating purposes at a current Rateable Value of £6,300.

The unified business rates for 2024/2025 is 49.8p.

The subjects qualify for up to 100% rates relief via the small business bonus scheme. Please call for details.

### LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the purchaser/tenant being responsible for any LBTT, registration dues and VAT thereon.

### EPC

The subjects have been assessed and currently have a "D" rating for energy efficiency.

### VAT

All prices quoted are exclusive of VAT.

### MONEY LAUNDERING

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 and 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.

### Get in Touch

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



**Gavin Russell**

[g.russell@shepherd.co.uk](mailto:g.russell@shepherd.co.uk)



**Gary Louttit**

[g.louttit@shepherd.co.uk](mailto:g.louttit@shepherd.co.uk)

**Shepherd Chartered Surveyors**

13 Albert Square Dundee DD1 1XA

t: 01382 878005



### 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.

[shepherd.co.uk](http://shepherd.co.uk)