

AUCTION DATE
4TH DECEMBER 2024
AT 2.30PM

ONLINE AUCTION

- > FULLY FITTED KITCHEN
- > PRIME PITCH IN TOWN CENTRE LOCATION
- > SUITABLE FOR ALTERNATIVE USE (SUBJECT TO PLANNING CONSENT)
- > FORMER CHURCH BUILDING, PREVIOUSLY OPERATED AS BAR AND RESTAURANT
- > GROSS INTERNAL AREA – 510.97 SQ M (5,500 SQ FT)
- > GUIDE PRICE: £125,000 PLUS VAT



FOR SALE

THE EARL OF ZETLAND, 50 BO'NESS ROAD, GRANGEMOUTH, FK3 8AF

CONTACT: Aleksander Alfer MA (Hons)
Alasdair McConnell MA (Hons) MRICS

a.alfer@shepherd.co.uk
a.mcconnell@shepherd.co.uk

01786 450438 – 07743 938 319
01786 450438 – 07393 803 404

LOCATION

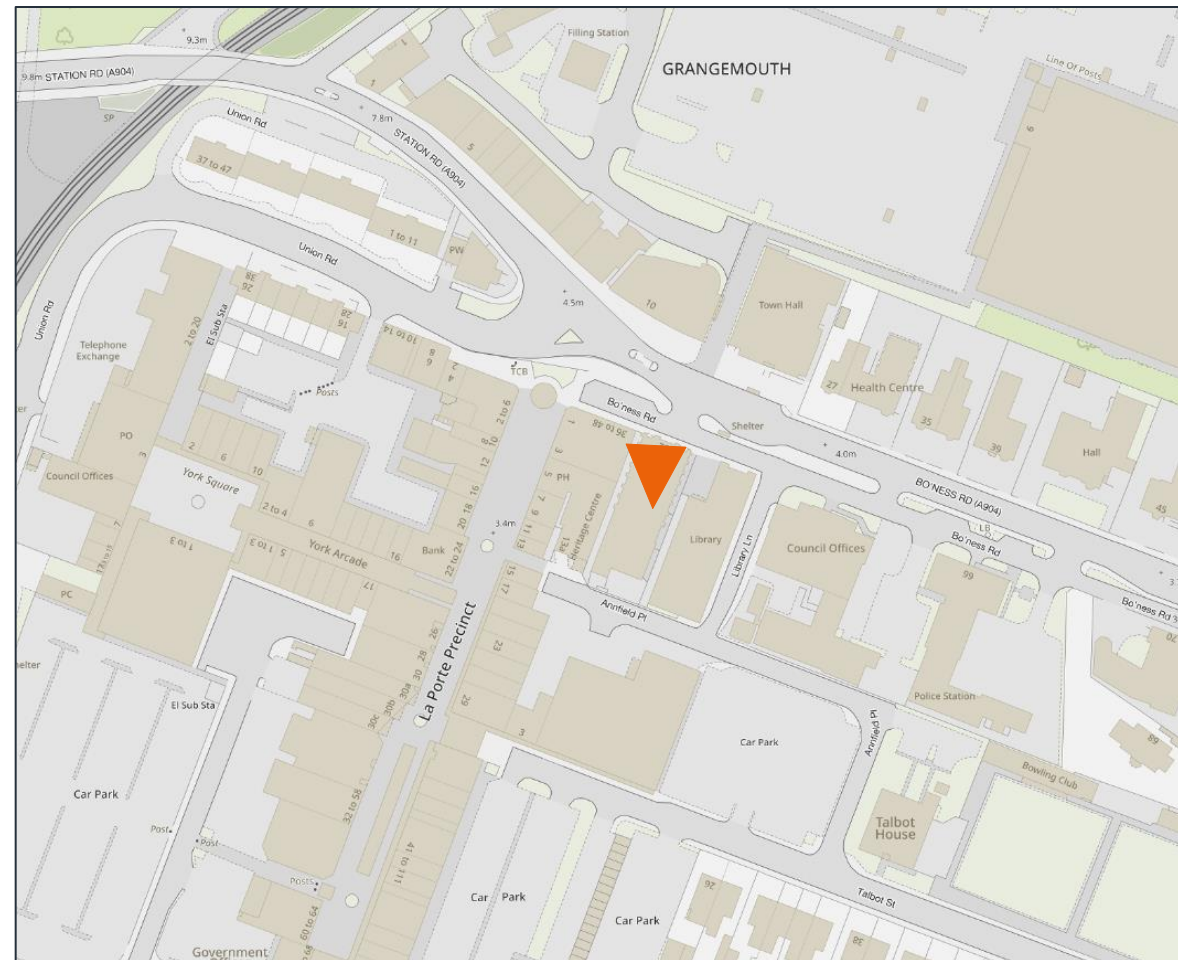
Grangemouth, an industrial town located in East Stirlingshire approximately 20 miles west of Edinburgh, serves as a prominent hub within the region. Positioned near the M9 motorway, with access via Junctions 5 and 6, the town benefits from excellent connectivity, including Edinburgh Airport, located about 18 miles east.

The property is situated on the south side of Bo'ness Road at its junction with Union Road, an area well-connected by both road and public transport. Polmont Rail Station, around 3.6 miles from the property, provides additional access to regional and national networks. Nearby occupiers include well-known brands such as Greggs, Bank of Scotland, and Domino's, offering a blend of amenities and services in the vicinity.

DESCRIPTION

The subject property comprises a large public house, previously converted from an original church built in 1884. The subject property is of traditional stone construction surmounted by a pitched roof.

Internally, the subjects provide an open plan ground floor bar/restaurant, fitted for public house use, including servery, wash-up area and disabled access WC. Partial first floor includes a commercial kitchen, cellar, dry store and well-fitted male and female customer toilets.



AUCTION DATE:

4TH DECEMBER 2024 AT 2.30PM

www.shepherd.co.uk/commercial-auctions

PLANNING

We understand the property has planning for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It is incumbent on all potential purchasers to satisfy themselves in this regard.

GUIDE PRICE

The heritable interest is for sale at a guide price of £125,000 exclusive of VAT, where applicable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

RATING

The subjects are currently entered in the current valuation roll at £50,500. Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

The rate poundage for 2024/2025 is 49.8p to the pound.



AUCTION DATE:

4TH DECEMBER 2024 AT 2.30PM

www.shepherd.co.uk/commercial-auctions

REGISTER TO BID

Auction Date: 4th December 2024 At 2.30pm

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit will be payable.

GUIDE PRICE

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

The buyer's fee is 2% plus VAT subject to a minimum of £2,083.33 plus VAT.

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.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC can be viewed in the legal pack.

LEGAL PACK

The legal packs are available to view online.

VAT

See legal pack.

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 transaction to proceed.

CONTACT DETAILSLocal Office Contact

Aleksander Alfer MA (Hons)

11 Gladstone Place,

Stirling,

FK8 2NN

Tel: 01786 450438

a.alfer@shepherd.co.uk



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

Shepherd Chartered Surveyors 11 Gladstone Place, Stirling, FK8 2NN

Aleksander Alfer MA (Hons)

a.alfer@shepherd.co.uk

01786 450438 – 07743 938 319

Alasdair McConnell MA (Hons) MRICS

a.mcconnell@shepherd.co.uk

01786 450438 – 07393 803 404

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: NOVEMBER 2024**