



FOR SALE

Established and fully fitted public house premises.

Central location within Auchterarder.

Rare opportunity to acquire premises within Auchterarder.

GIA: 115 sq. m. (1,240 sq. ft.)

Offers over £250,000.



VIDEO TOUR



WHAT 3 WORDS

**THE NIBLICK, 2 CROWN COURT, HIGH STREET, AUCHTERARDER,
PH3 1BJ**

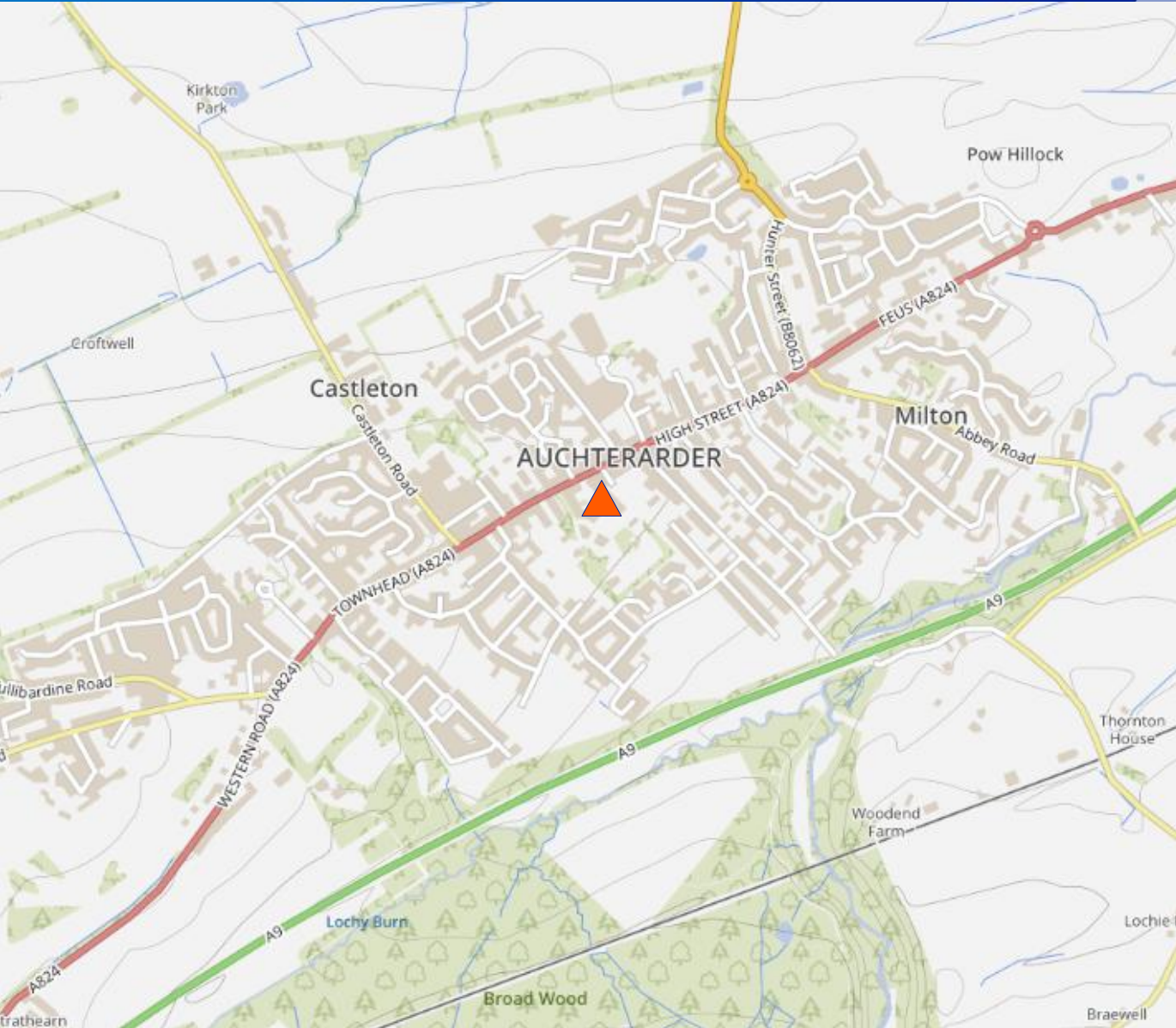
CONTACT: Jonathan Reid | j.reid@shepherd.co.uk | 01738 638188 | shepherd.co.uk





Location

THE NIBLICK, 2 CROWN COURT, HIGH STREET, AUCHTERARDER



LOCATION

Auchterarder is a small but prosperous town located within Perth and Kinross District.

The town has a resident population of approximately 4,000 persons (Source : Perth and Kinross Council) and is located approximately 15 miles south west of Perth being accessed from the A9 with the world-famous Gleneagles Golf Resort nearby.

The town provides typical medical, shopping, banking and school facilities.

The subjects are centrally located on Crown Court accessed off High Street and adjacent to a Local Authority car park.

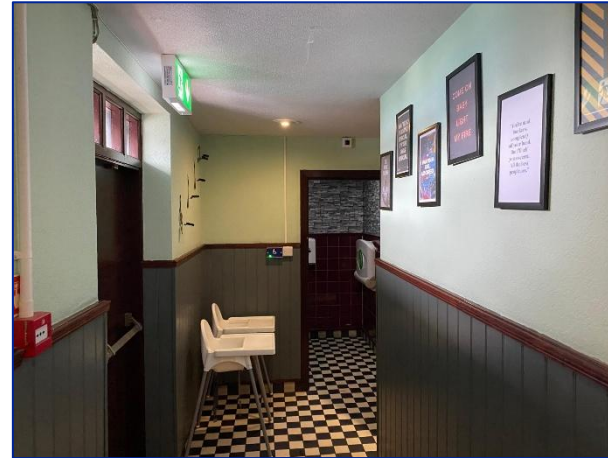


FIND ON GOOGLE MAPS



Description

THE NIBLICK, 2 CROWN COURT, HIGH STREET, AUCHTERARDER



LOCATION

The subjects comprise a ground floor public house premises trading as The Niblick and contained within a residential development undertaken by Hillcrest Housing Association.

The accommodation is well presented and comprises an open plan lounge bar with bar servery, raised seating area and associated toilet, cellar, kitchen and storage facilities.

ACCOMMODATION

| | m ² | ft ² |
|--|----------------|-----------------|
| Ground Floor | | |
| Lounge Bar, Cellar, Kitchen, Store and Toilet Facilities | 115 | 1,240 |
| TOTAL | 115 | 1,240 |

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).



RENTAL

Our client is inviting offers in excess of £250,000 for their heritable interest.

RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Rateable Value: £16,500.

The Unified Business Rate for the financial year 2026/2027 is 48.1 pence exclusive of water and sewerage.

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party will to bear their own legal costs in connection with the sale of the property.

Get in Touch

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



Jonathan Reid

j.reid@shepherd.co.uk

Shepherd Chartered Surveyors

2 Whitefriars Crescent, Perth, PH1 0PA

t: 01738 638188



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.

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