

FOR SALE

THE SUTHERLAND BAR

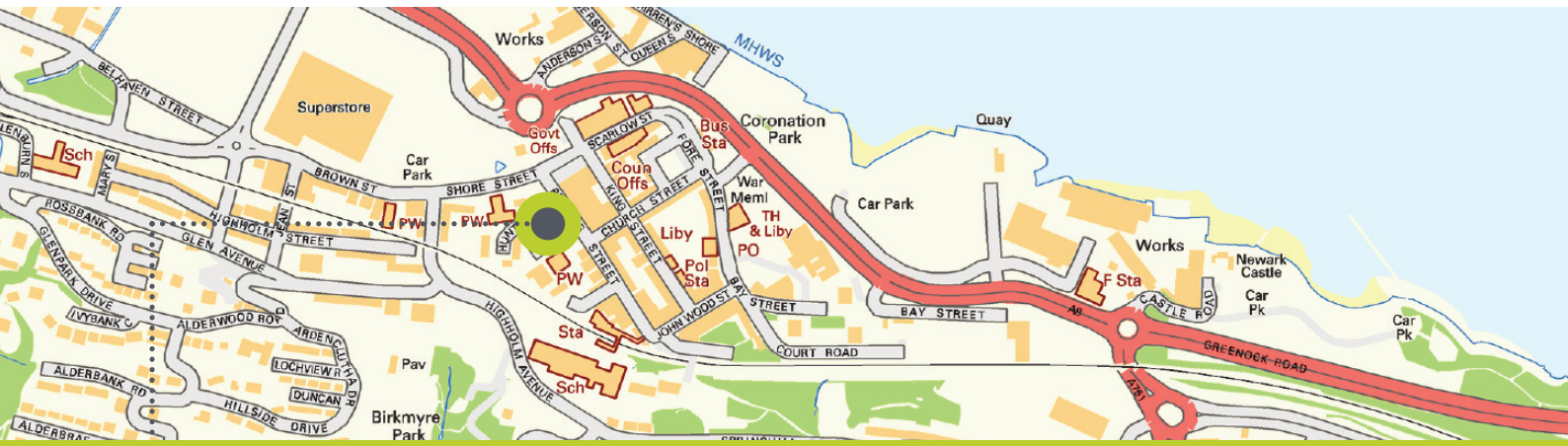
67-69 Princes Street | Port Glasgow | PA14 5JQ



~~Offers Over £175,000~~ - Reduced to Offers Over £155,000 (plus VAT if applicable).

- Prominent corner site.
- On the main retailing street in Port Glasgow.
- 2,700 sq. ft. at ground floor and 2,700 sq. ft. at first floor.
- Fitted public bar and lounge bar at ground floor level and function room at first floor level.

PROMINENT CORNER PROPERTY



Location

The Sutherland Bar is at the heart of Port Glasgow town centre, just a short walk from Port Glasgow train station. Port Glasgow itself has a population of approximately 16,000 persons and has seen significant investment in recent years, with a large retail development virtually adjacent, which includes Tesco Extra, Marks & Spencer and Next.

The property is located at the junction of Princes Street and Huntly Terrace, very close to the Comet roundabout to Greenock Road, providing access to all main arterial routes.

Description

The subjects comprise a two storey corner property with stone and glazed façade, under a flat roof.

Accommodation

We estimate the gross internal floor area as follows:

Ground Floor	251.16 sq. m. (2,700 sq. ft.)
First Floor	251.16 sq. m. (2,700 sq. ft.)

GROUND FLOOR

At ground level, there is a large public bar and smaller lounge bar area, with ancillary customer toilets, storage and cellar.

FIRST FLOOR

At first floor level there is a large function room, which has its own dedicated customer toilets and large kitchen facility.

Rateable Value

The premises have a Rateable Value of £16,500, as at the 1st April 2023. A new occupier has the right to appeal the rateable value.



Services

We understand the premises are connected to mains water, electricity, gas and drainage. We understand that heating is from a gas fired boiler, although no warranty can be provided in relation to the condition of the services.

Premises Licence

There is a premises licence in place, which will be transferred to a purchaser.

The Business & Opportunity

The Sutherland Bar is a local bar and function facility, although has been closed for some time. The property remains fully fitted as a lounge and public bar at ground floor and function room at first floor.

The property was leased out and there is no trading information available.

This is a prominent corner property, which offers purchasers the potential to create a vibrant business for the existing use or, indeed, an alternative licensed retail use.

The size of the property also offers a number of commercial redevelopment possibilities at the heart of the town centre, with excellent communication links.

The Price

Our clients are seeking ~~offers over £175,000~~ - reduced to Offers Over £155,000 (plus VAT if applicable) for the benefit of the heritable interest.



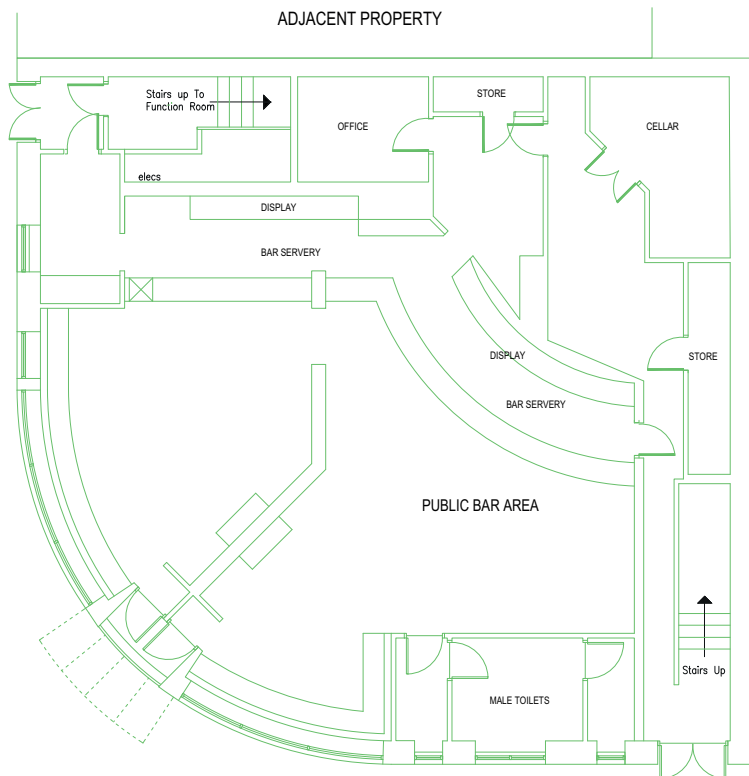
EPC

A copy of the EPC is available on request.

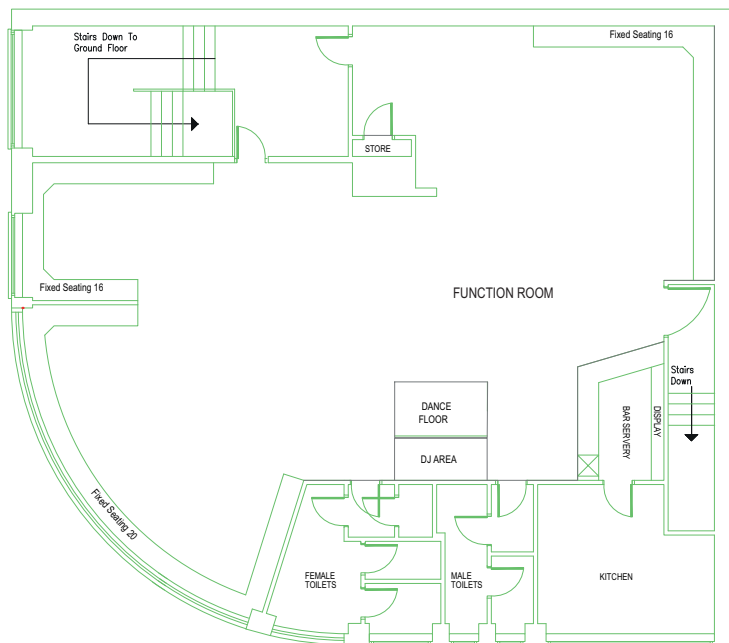
Viewing & Further Information

For further information, or for an appointment to view, please contact CDLH on 0141 331 0650.

Floor Plan



Ground Floor



First Floor

Anti 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 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.

Viewing - Strictly by appointment

For an appointment to view, please contact:

Sharon McIntosh

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t: 0141 331 0650 (Option 2/3)

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For further information, please contact:

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