



Tel.01387 254 424  @Allied_Scotland
www.alliedsurveyorsscotland.com

ALLIED
SURVEYORS
SCOTLAND



FOR SALE

THE BRIG INN, BRIDGE STREET, BRYDEKIRK, DG12 5LR

- PUBLIC HOUSE
- BEER GARDEN WITH SCENIC VIEWS
- CELLAR WITH EXTERNAL ACCESS

Commercial Valuation | Agency | Investment Advice
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LOCATION

The shop is located on Bridge Street, the main thoroughfare through the village Brydekirk.

DESCRIPTION

The subjects comprise a ground floor public house, with a room either side of a central bar. There is a kitchen towards the rear of the bar area and beer cellar which can be accessed externally or from a hatch behind the bar.

The subjects being offered for sale comprise the ground floor public house and cellar only – the flat above and extension to the rear are not intended to be included in any sale.

ACCOMMODATION

The accommodation comprises a main bar area with a room either side of a central bar. There is a kitchen towards the rear of the bar area and beer cellar which can be accessed from a hatch behind the bar. Men's and women's toilets are also situated off the bar area.

FLOOR AREA

We calculate the net internal floor area at 88m².

RATING ASSESSMENT

We understand the property is entered in the Valuation Roll with a Rateable Value of £7,000. Further information is available from www.scotland.gov.uk

The property is therefore eligible for 100% rates relief under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating - Band G

TERMS

Offers in the region of £50,000 (FIFTY-THOUSAND POUNDS) for the freehold interest.

SERVICES

The property benefits from mains, Electricity, water, and drainage

VAT

VAT charged at the prevailing rate, only where applicable.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF ENTRY

To be mutually agreed.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agent Allied Surveyors Scotland plc.

Scott Morton / Allan McMillan | Tel. 01387 254 424

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