



FOR SALE : TOWN CENTRE PUB OPPORTUNITY AND FLAT

“THE MACHAN VAULTS”

8 MUIR STREET • LARKHALL • MOTHERWELL • ML9 2BJ

- Occupying a prominent road side location.
- Car parking to the front and potential for beer garden to rear.
- One bed upper floor flat included – with rental income.
- 100% rates relief on pub, subject to status
- Net internal area of 111.75 sq.m (1,203 sq.ft)
- Offers over £150,000 are invited



LOCATION

The town of Larkhall is situated approximately fourteen miles south east of Glasgow City Centre and is directly accessed from junction 7 of the M74 Motorway. The town is predominantly residential in nature and has a resident population in the region of 13,000 persons. Larkhall benefits from a growing commuter population, with new build housing currently being developed at the towns peripheries.

The subjects occupy a prominent road side position on the west side of Muir Street close to the junction of Union Street, the main retail thoroughfare for the town of Larkhall which provides a mix of both local and national operators.

The approximate location of the subjects is shown on the appended street plan.

DESCRIPTION

The subjects comprise a two storey building constructed of stone and brick surmounted by a pitched slated roof, with a single storey extension with a flat roof.

A small car park is located to the front of the building, which could also accommodate customer seating, subject to consent. To the rear there is an enclosed garden space partially used as a smoking shelter with potential to develop the remainder into a beer garden, subject to consent.

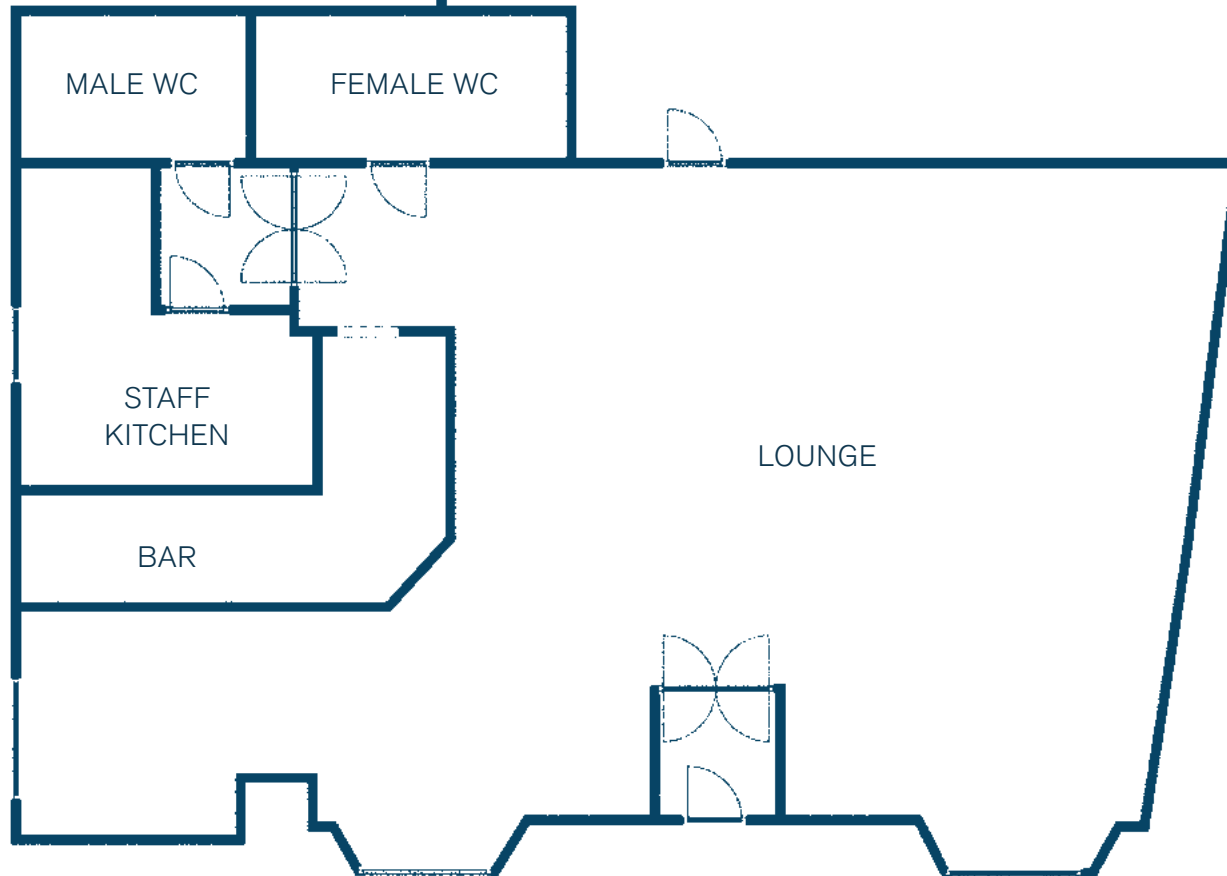
The accommodation comprises a lounge bar, Male and female toilets, beer cellar/store accessible from the bar area and small staff kitchen all as shown on the indicative layout plan.

There is a one bed upper floor flat which is currently leased for £350 per calendar month.

FLOOR AREAS

From plans provided by our client we calculate that the subjects have a gross internal area of 111.75 sq.m (1,203 sq.ft) approximately.

POTENTIAL
BEER GARDEN



FLOORPLAN
FOR ILLUSTRATION PURPOSES ONLY

TRADE INVENTORY

The asking price will include the trade inventory.

RATES

Reference to the Assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £12,900 and the flat has council tax banding of A

The subjects benefit from 100% rates relief under the Small Business Bonus Scheme, subject to applicant status.

SALE TERMS

Offers in the region of £150,000 are invited for the purchase of our client heritable interest in the premises.

It may be possible for the transaction to be completed by way of a TOGC, however, interested parties will require to seek their own financial advice in this regard.

VAT

Our clients have elected to waive exemption to VAT and accordingly VAT will be payable on the purchase price.

EPC

A copy of the Energy Performance Certificate is available upon request.

ENTRY

By mutual agreement, however immediate entry can be made available following conclusion of missives.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment and arrangements can be made by contacting either :

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07917 762 352
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WSA2043

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