BLACK HORSE INN

84 Murray Street, Montrose, DD10 8JY

FREEHOLD: £230,000 | REF: 5255047

CHRISTIE & CO

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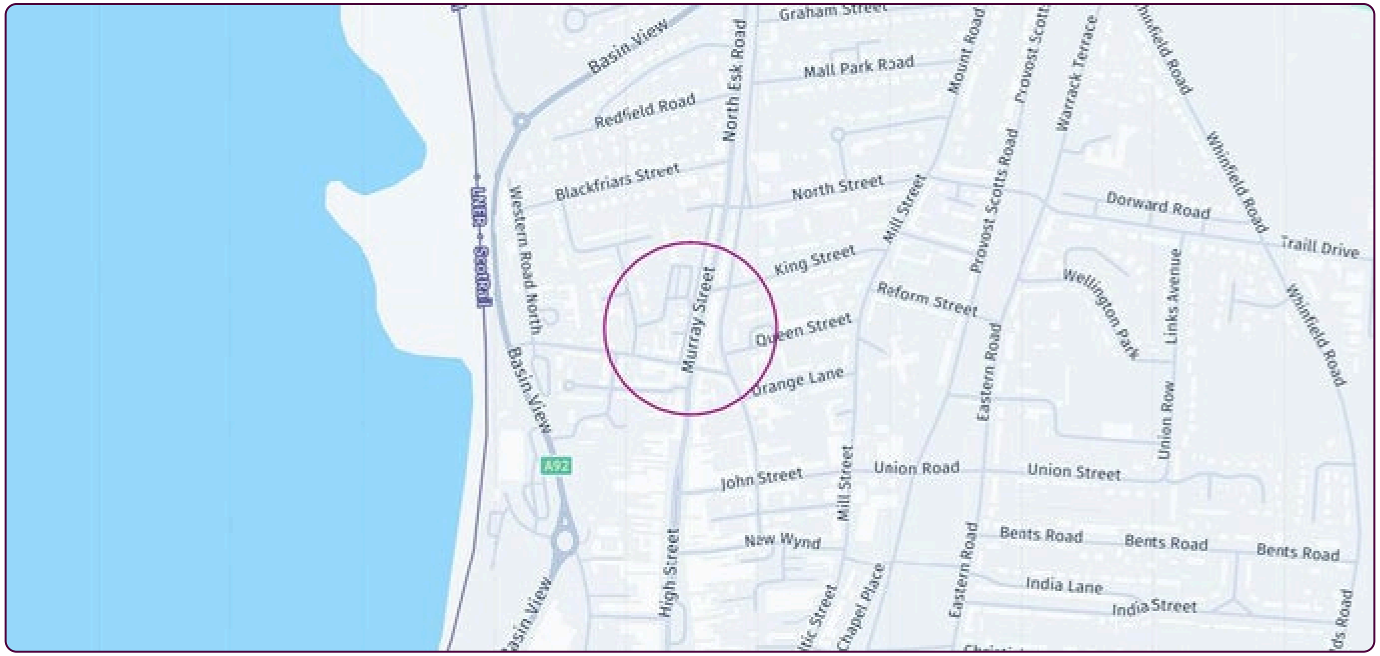
KEY HIGHLIGHTS

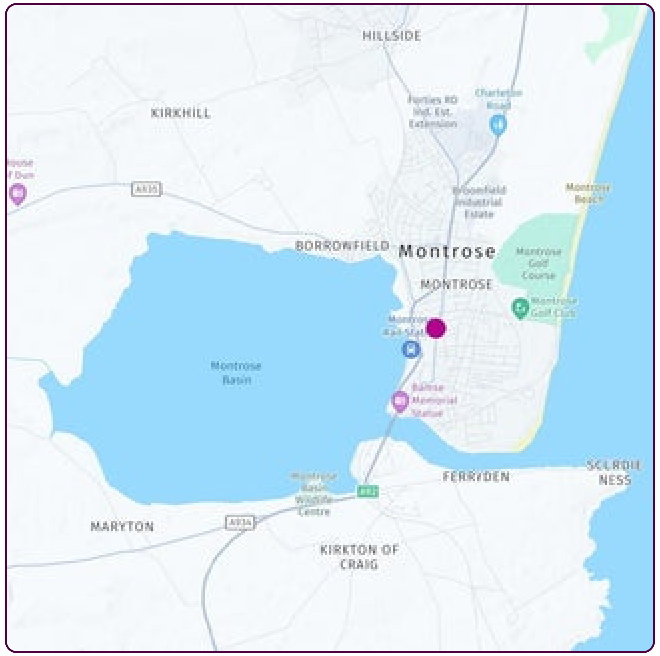
- Popular Wet Led Community Pub
- High Footfall Area
- Prominent Roadside Location
- Free of Tie / Excellent Barrelage Volume
- Letting/Owners Accommodation
- EPC Rating F

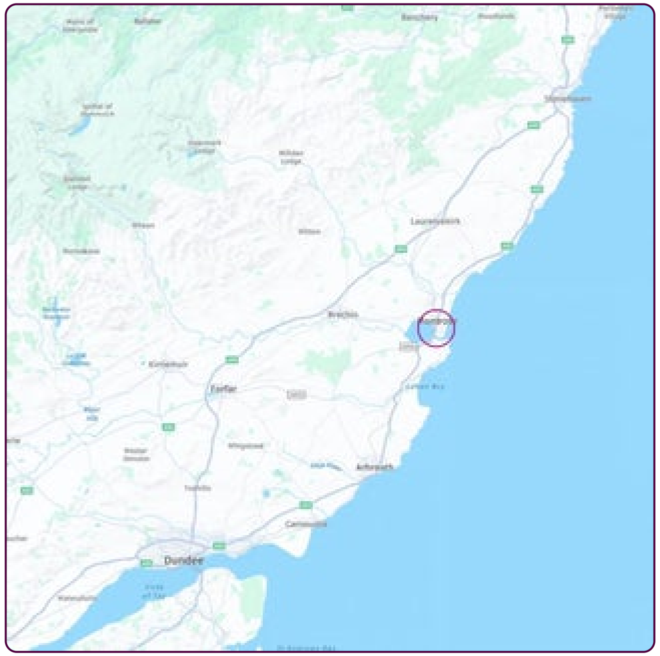


LOCATION

Montrose is a welcoming seaside town in Angus, where open countryside meets the coast and life moves at an easy, unhurried pace.

Travelling to Montrose from Aberdeen takes just under an hour by car via the A92 or around the same time by train. Dundee is even closer, roughly 45 minutes by road and around half an hour on the train. If you are coming from Edinburgh, allow around one hour 45 minutes by car or close to two hours by rail, while from Glasgow the journey usually takes just over two hours.





DESCRIPTION

A well-established public house prominently located on one of Montrose's busiest main roads.

This popular venue has been under the same ownership for the past seven and half years and enjoys strong support from the local community, attracting customers of all ages. Two resident darts teams and a dominoes team adds to the lively social atmosphere, while the occasional live entertainment at weekends keeps the bar buzzing.

The pub is also a well-known meeting place for a large 'Tartan Army' following, with Scotland match days in particular and the upcoming World Cup 2026.

THE OPPORTUNITY

The Black Horse Inn is a strong well-run business with plenty of room for a new owner to build on its existing success. The premises are in excellent condition, with quality fixtures and fittings throughout, allowing a smooth handover.

Wet sales average around £136,000 per annum based on 2025 figures, offering a solid trading base with clear potential for growth.

Early viewing is recommended to appreciate the opportunity fully.


LIVE HERE

INTERNAL DETAILS

The Black Horse Inn has a warm traditional feel that immediately makes you comfortable. A solid wooden bar sits at the heart of the pub and, along with the timber panelling, polished tables and classic stools, gives the space a proper old-fashioned pub character.

Comfortable bench seating lines the walls, while the layout is open and easy to move around. Simple décor, sports screens and dart areas add to the relaxed atmosphere, making it a welcoming well looked after pub where locals can settle in and feel at home. The overall capacity is c.75.

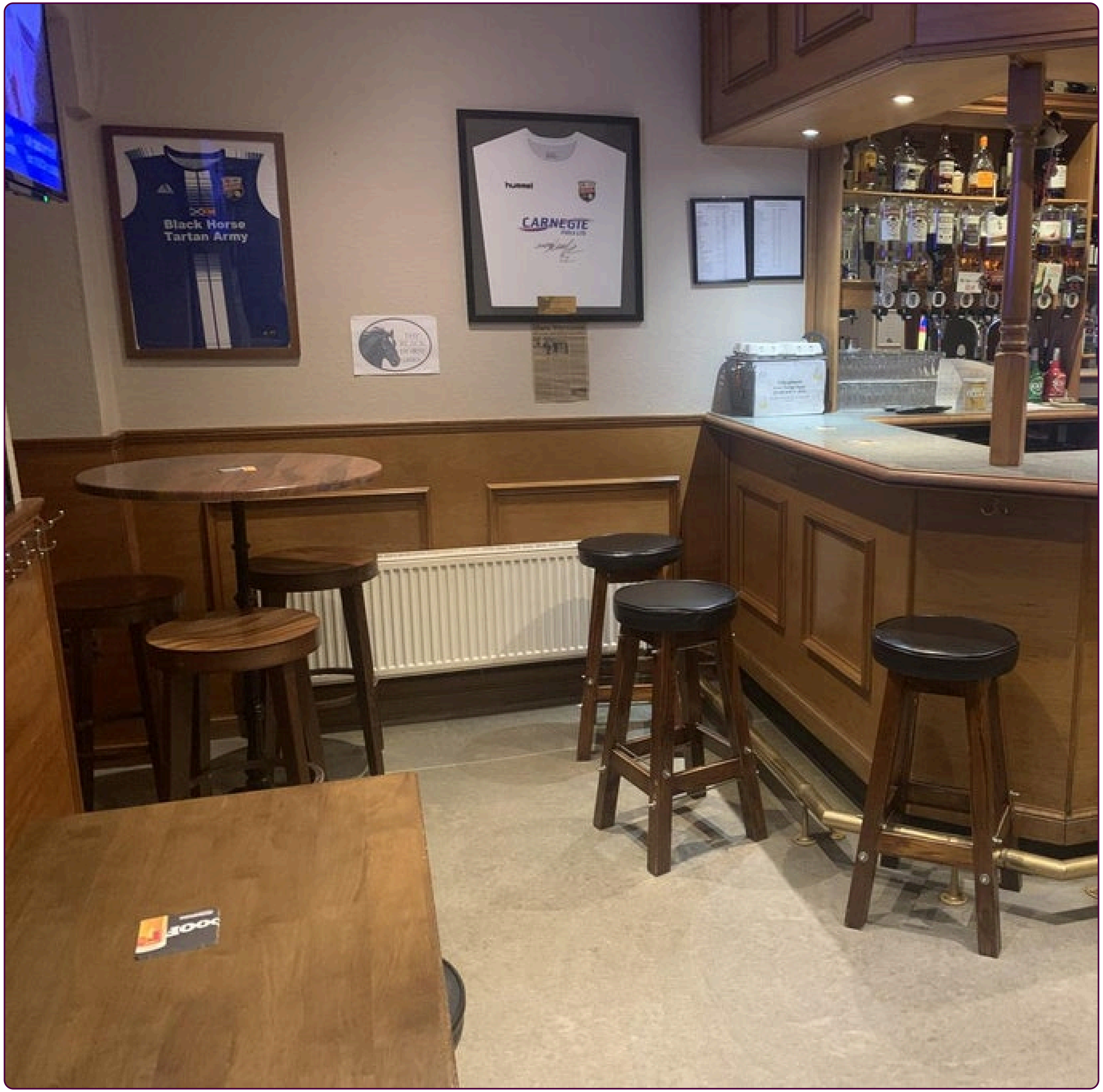
Male and female toilets are located to the rear.

TRADING HOURS

Monday to Thursday
12.00pm - 12.00pm

Friday to Saturday
12.00pm - 1.00am

Sunday
12.30pm - 12.00am



LETTING ACCOMMODATION

Accessed via its own external door on the main street, the letting accommodation is a well-kept living space that feels comfortable and easy to live in.

The lounge is spacious and welcoming with modern sofas, simple décor and tall windows that let in plenty of natural light. The bedroom is generous in size, attractively finished with soft furnishings and a calm, relaxed feel. A modern fitted kitchen and dining area is laid out neatly, offering practical storage and space for everyday living.

Overall, the accommodation is well presented, clean and ready for immediate use either as owner's accommodation or continue as a short term let.

FIXTURES & FITTINGS

All fixtures and fittings will be included in the sale. Any personal belongings owned by the current owners will be removed before the sale.

STAFF

Staff information will be provided to seriously interested parties.

TRADING INFORMATION

Trading Profit & Loss Accounts will be provided to seriously interested parties after a formal viewing has taken place.

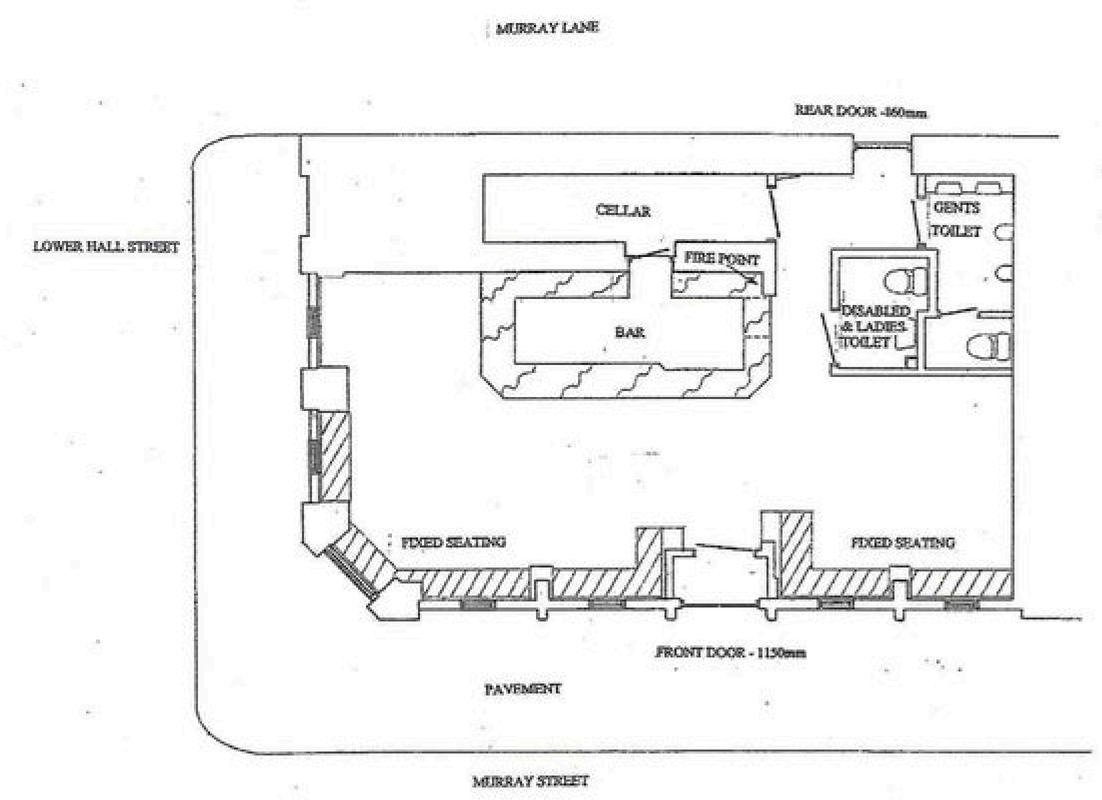
REGULATORY

Premises Licence
Short Term Let (property above)

BUSINESS RATES

The Rateable Value is £11,500 with effect from 1 April 2023.

Confirmation of actual business rates payable should be obtained from the local Authority.



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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