



The Robert Hamilton

12-14 Bank Street
Airdrie
ML6 6AF

Freehold: £190,000

Ref: 5254988

LOCATION

The Robert Hamilton is located in Airdrie, a North Lanarkshire town approximately 15 miles east of Glasgow. Airdrie is a busy commuter town located approximately 16 miles east of Glasgow and 35 miles west of Edinburgh.

The property is situated within the heart of the town centre, on the east side of Bank Street, where there are many local businesses within the area and Airdrie Train Station only a five minute walk.

DESCRIPTION

This property is situated in a prime location in the city centre of Airdrie and within easy walking distance of the main train station. The building is currently vacant and previously traded as a public house with a food offering. There is scope for residential development due to its size and location, this would require planning consent.



THE OPPORTUNITY

The business was well known within the community and used by the locals and visitors to the town.

The property previously traded as a successful Wetherspoons and recently under an independent owner, however, we are confident that the site has the potential to cater for many concepts going forward.

Gross internal area of around 8,217sq.ft and could therefore be developed for other use.

FIXTURES & FITTINGS

The property is being sold with vacant possession.

GROUND FLOOR

Trading accommodation with single bar serverly with customer seating arranged over two split levels, including disabled WC and glass wash-up area.

First Floor

There is additional trading accommodation to the rear mezzanine level with customer WCs, kitchen, cellar and manager's office. These are accessed by a separate staircase to the front.

Second Floor

Staff accommodation, storage and plant room.

REGULATORY

The property benefits from a Premises Licence permitting the sale of alcohol until midnight Sunday to Thursday and 1.00am Friday to Saturday

EXTERNAL DETAILS

External raised drinking area to front of the building with space for picnic benches.

There is delivery access and communal parking to the rear of the property, shared with other businesses.

BUSINESS RATES

The Rateable Value as at 1 April 2023 is £63,000. Confirmation of actual rates payable can 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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CONTACT

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CONTACT

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



SIMON WATSON

Senior Business Agent - Hospitality

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CONDITIONS OF SALE

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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.

