



The Brechin Arms

- Well Established Public House
- Opportunity to introduce food
- 2 Bedroom Owners' Accommodation
- Regular Consistent Trade
- Prominent Town Centre Location
- EPC Rating G

44 St David Street, Brechin, DD9 6EQ

Freehold: Fixed Price £200,000

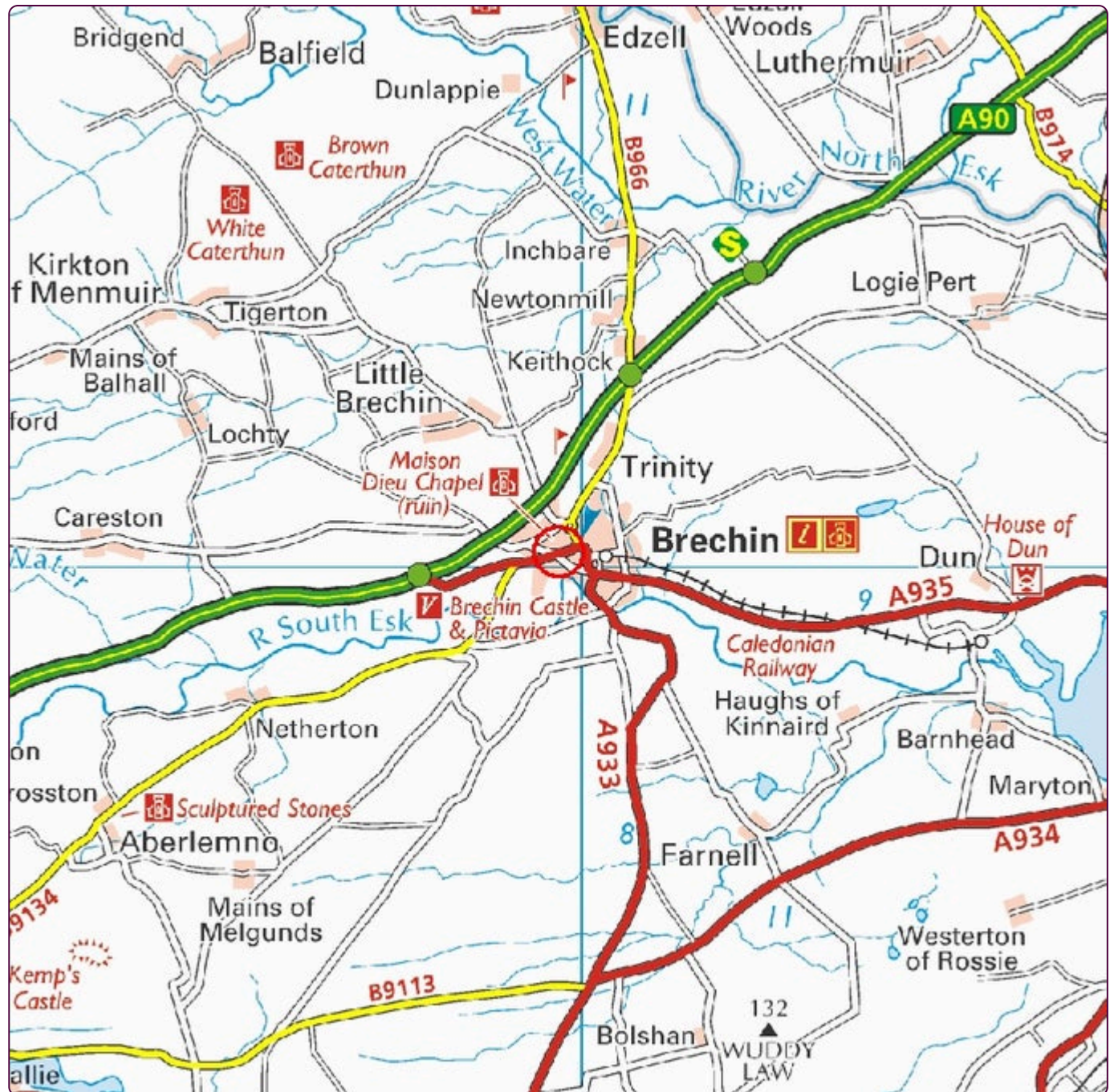
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LOCATION

Brechin is a charming town located in Angus, Scotland, nestled between the cities of Dundee and Aberdeen. It is known for its rich history and picturesque surroundings.

Brechin is accessible from several major cities in Scotland. Travelling from Edinburgh you can reach Brechin by bus in approximately two hours and 40 minutes, or by car in around one hour and 30 minutes, and from Dundee, the journey by bus takes around 50 minutes. Aberdeen is also well-connected with buses taking about an hour. For those traveling from Glasgow, the trip by car takes roughly two hours and 15 minutes.

The nearest National Rail station is in Montrose, which is a short drive from Brechin. This makes Brechin a convenient destination for visitors exploring the scenic landscapes of Angus.





THE OPPORTUNITY

The Brechin Arms has been operated by the current owners since 2019, who have invested into the business to bring up to a good standard, serving the local community for many years.

The Brechin Arms has earned a fantastic reputation for its quality service and community spirit, making it a beloved spot for locals and visitors alike. Listed on the CAMRA guide, The Brechin Arms offers a warm and inviting ambience with a traditional and cosy atmosphere, making it a place to enjoy any time of the day.

There is scope to re-introduce the food offering in the local community and extend the current opening hours to capitalise on the busy footfall within the town.

The Brechin Arms has a new tenant as of March 2024 on a 10 year lease, our client is selling the freehold investment..

DESCRIPTION

The Brechin Arms is a popular pub located in the heart of Brechin Town Centre. Known for its welcoming atmosphere, it offers a great selection of draught beers and cask, as well as a variety of spirits.

The pub is dog-friendly, making it a favourite spot for both locals and visitors who want to enjoy a drink with their furry friends. The pub has a warm traditional feel with a consistent regular customer base. It is a great place to relax with a pint and catch up with friends.

INTERNAL DETAILS

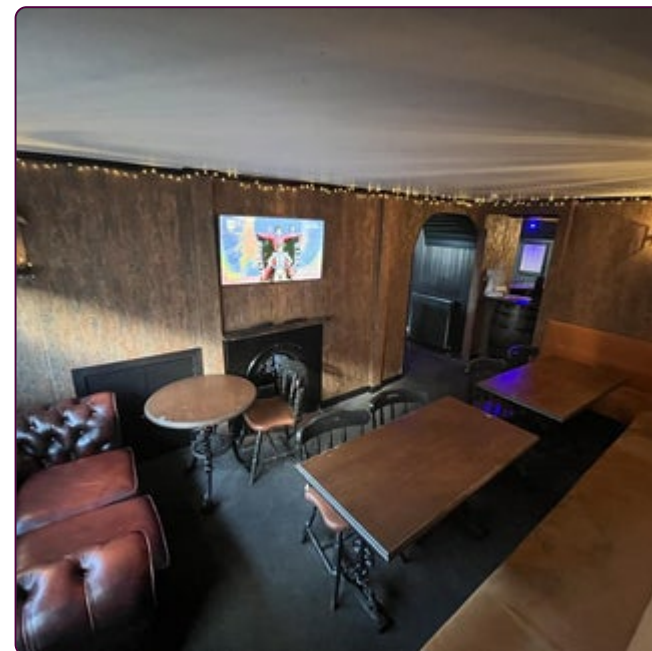
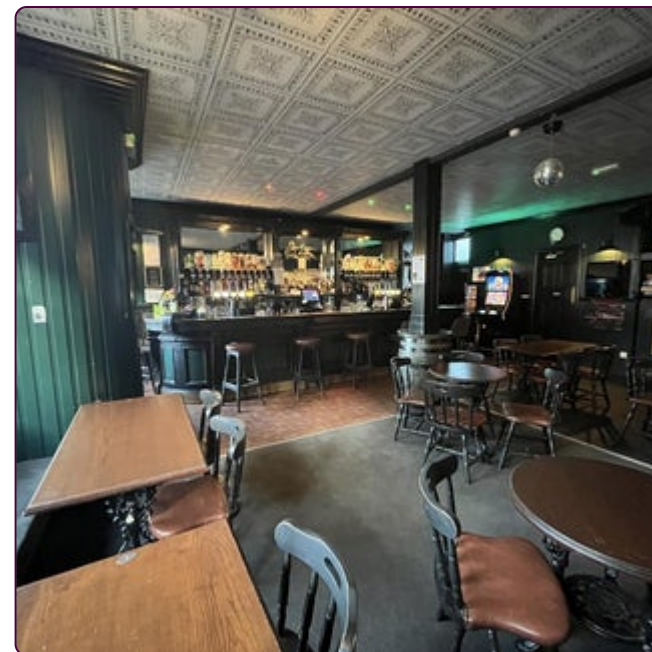
The property can be accessed from the main street on the ground floor/street level offering a very traditional feel with fixed upholstered seating, a mixture of wooden tables and chairs with a capacity c.80.

The pub has a traditional feel with modern décor throughout, panelled wooden walls and light bright ceiling, traditional wooden gantry and bar servery completed with beer taps and cask hand pull pump.

Ladies, gents and disabled access toilets are located to the rear of the bar area on ground floor level.

The main beer cellar and spirit stores are located to the rear of the bar in a small out building, with lots of available storage space.

There is a small prep kitchen space located to the rear of the bar area.





TRADING HOURS

Current Trading Hours:

Sunday to Thursday
11.00am - 12.00am

Friday to Saturday
11.00am - 1.00am

STAFF

A staff list will be provided to genuine interested parties as part of any due diligence process.

FIXTURES & FITTINGS

All fixtures and fittings are included in the sale apart from any items personal to our clients.

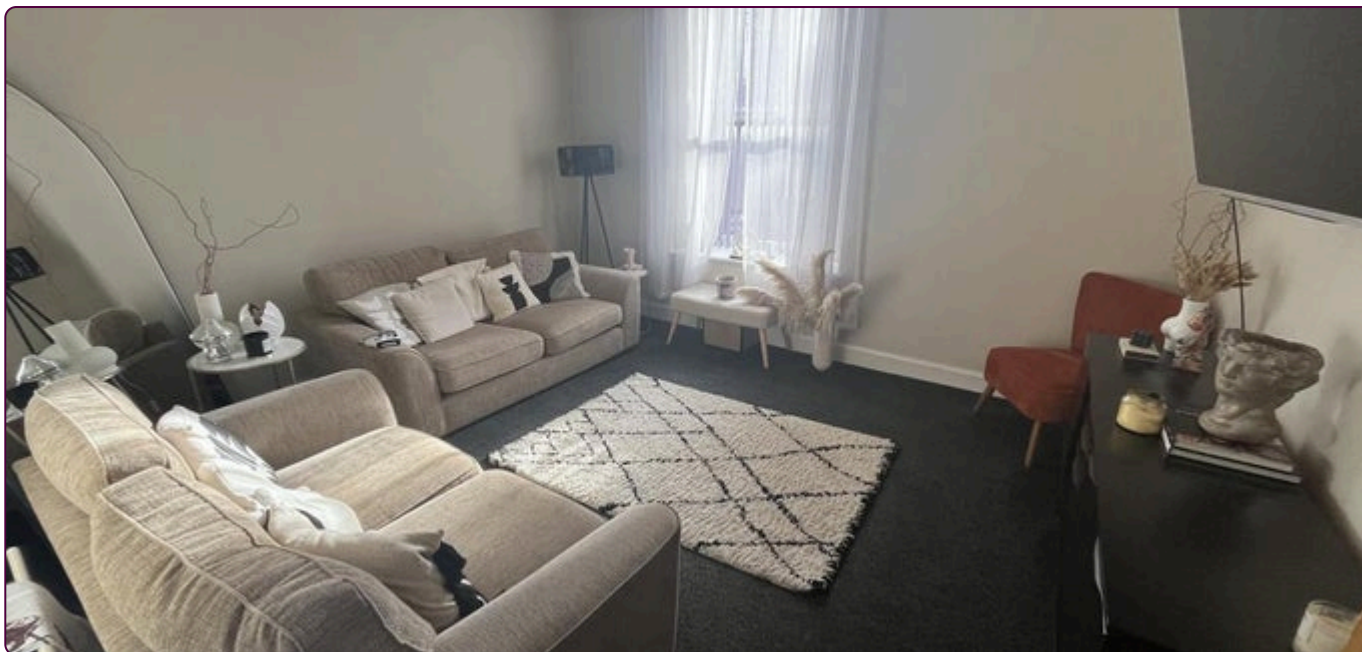
REGULATORY

Premises Licence

OWNER'S ACCOMMODATION

The business benefits from a two bedroom apartment above the pub which has been fitted to high standard and well maintained. There is scope to potentially create a revenue stream from letting out the apartment, or used for owner occupation.

The apartment is accessed via its own main street door that leads to the rear of the pub, with step up to the main front door.



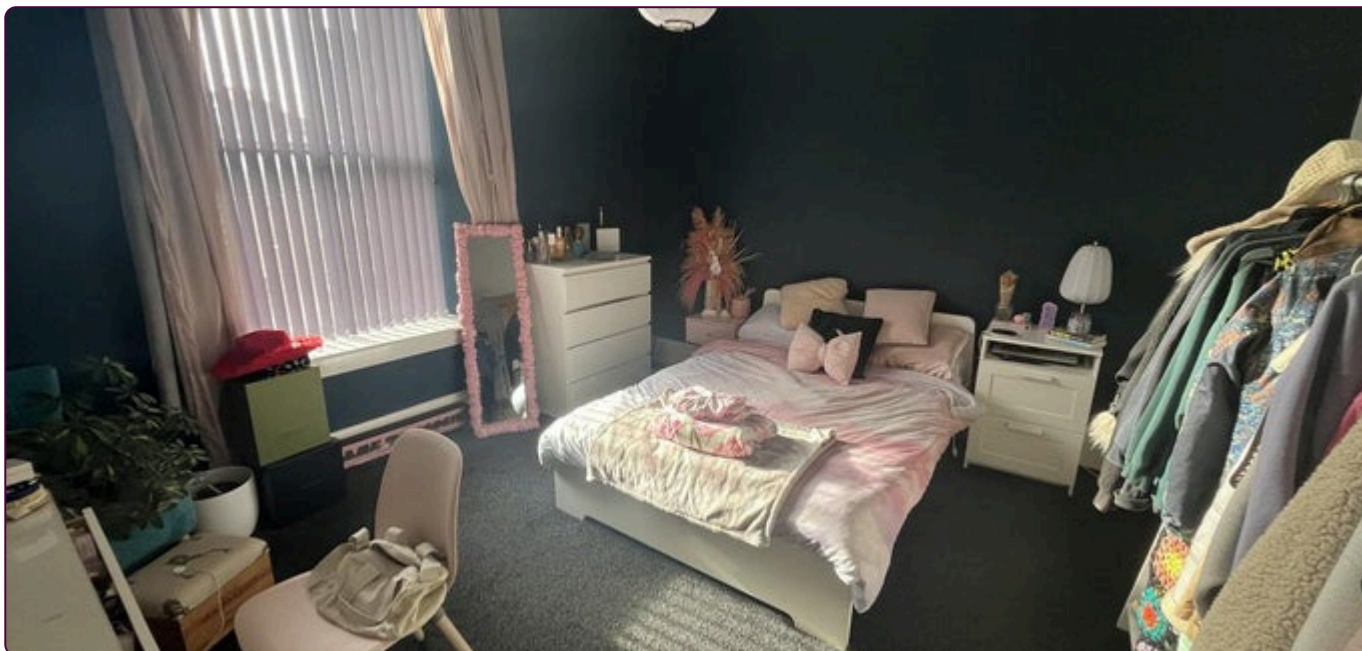
EXTERNAL DETAILS

The property comes with an external garden/space that could be developed to benefit the pub or apartment for future use with the correct planning permissions.

BUSINESS RATES

The Rateable Value is £15,400 as of 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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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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