

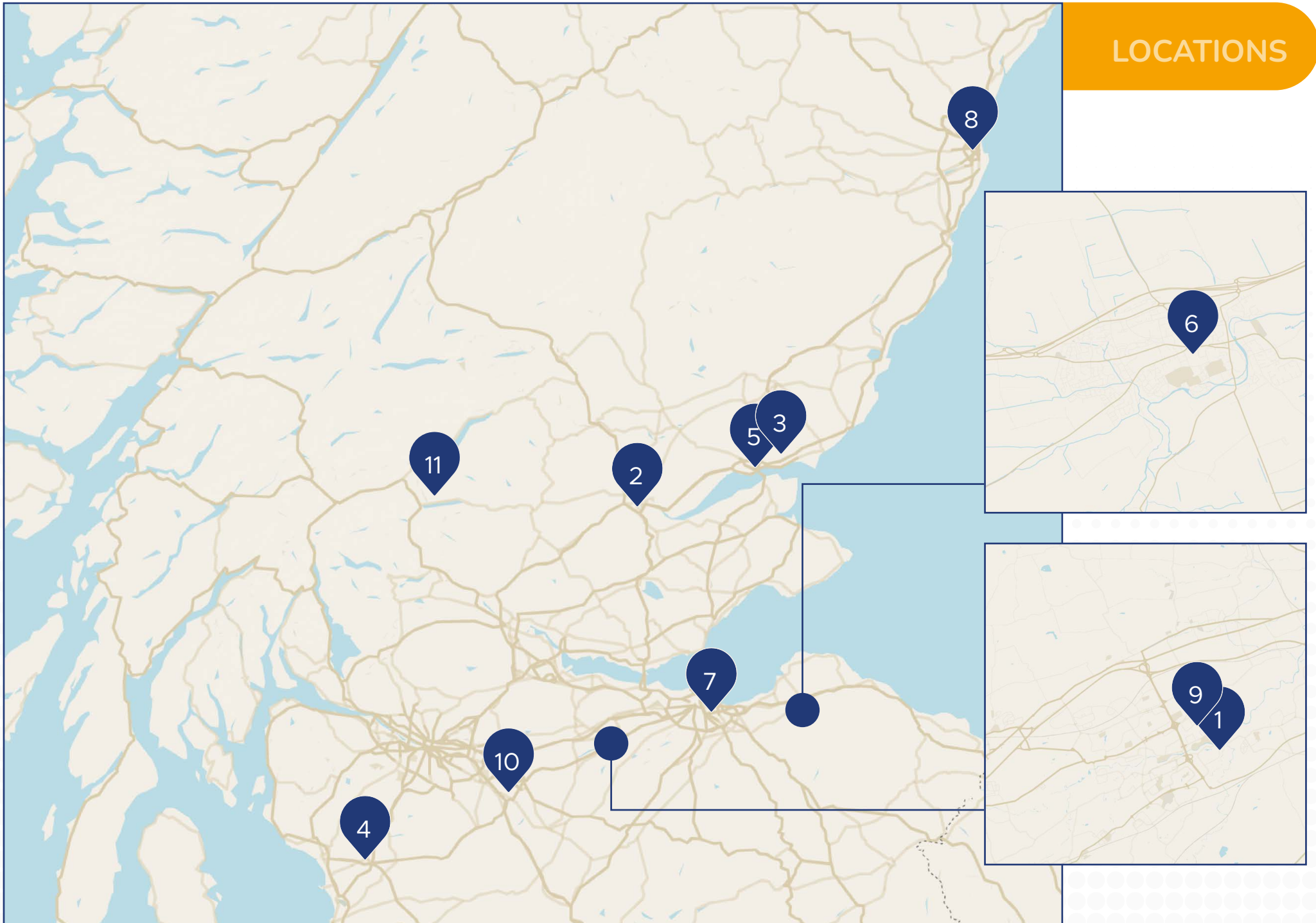
PROJECT RUBEN

Specialist property adviser, Christie & Co is delighted to offer to the market this exciting opportunity to acquire licensed investments across Scotland on behalf of our client, Iona Pub Partnership.

Available individually or in packages, these sites would work well under a different brand, or with an alternative format.



LOCATIONS



LOCATIONS

#	Unit	Unit Address	Unit Town	Unit Postcode	Status	Volume	Lease End Date	Rental Income	Asking Price	Ref. No
1	Black Bull	Market Street	Livingston	EH53 0AA	Freehold	213	16/08/2026	£66,642	£865,000 (includes flat 1&2)	5255032
	Blackbull Flat 1	8 Market Street	Livingston	EH53 0AA	Freehold	-	Open Ended	£12,000		
	Blackbull Flat 2	4 Market Street	Livingston	EH53 0AA	Freehold	-	Open Ended	£8,400		
	Hairdresser (Milk)	2 Market Street	Livingston	EH53 0AA	Freehold	-	Open Ended	£6,500	£65,000	
2	Caledonian Bar	235 High Street	Perth	PH1 5PB	Freehold	-	Closed	-	£215,000 (includes flat)	5255025
	Caledonian Flat	237a High Street	Perth	PH1 5PB	Freehold	-	Open Ended	£6,365		
3	Dolphin (UNDER OFFER)	94 Fintry Road	Dundee	DD4 9EZ	Leasehold	210	04/12/2031	£71,400	£300,000	5255024
4	Fanny by Gaslight	24 West George St	Kilmarnock	KA11DG	Freehold	39	13/06/2026	£32,000	£140,000	6854080
5	Hill Bar	267-271 Hilltown	Dundee	DD3 7AP	Freehold	58	07/12/2025	£13,069	£125,000	5255028
6	Plough Tavern	13 Court Street	Haddington	EH41 3DS	Freehold	143	Closed	£53,856	£495,000	5255026
7	Porters Bar	7 Piershill Place	Edinburgh	EH8 7EH	Freehold	106	27/06/2027	£24,497	£340,000	5255033
8	Spin Bar & Diner	Unit C, 10 Littlejohn Street	Aberdeen	AB10 1FF	Freehold	-	21/11/2025	£32,150	£325,000	5255029
9	Stirrup Stane	Willow Grove	Livingston	EH54 5LU	Leasehold	218	22/12/2029	£21,053	£185,000	6854096
10	Bar Six	6 Hill Street	Wishaw	ML2 7AT	Freehold	47	06/05/2027	£14,110	£150,000	6854088
11	Mercat Hotel	73-74 High Street	Haddington	EH41 3EP	Freehold	117	24/08/2034	£44,555	£450,000	5255027



5255032

1. Black Bull

Livingston, EH53 0AA

Freehold asking price: £865000, £65,000 (retail)

- Freehold investment including flats 1&2, retail separately
- Bar, restaurant and function room
- Energy Rating E

Tied Volume (barrelage): 213

Lease Expiry: 16/08/2026



5255025

2. Caledonian Bar

Perth, PH1 5PB

Freehold asking price: £215,000

- Freehold investment including flat
- Wet led public house
- Energy Rating C

Tied Volume (barrelage): N/A

Lease Expiry: closed



3. The Dolphin
Dundee, DD4 9EZ

5255024

Leasehold asking price: £300,000

- Ground lease
- Wet led public house
- Energy Rating D

Tied Volume (barrelage): 210
Lease Expiry: 04/12/2031



4. Fanny by Gaslight
Kilmarknock, KA1 1DG

6854080

Freehold asking price: £140,000

- Freehold investment
- Public house and flat
- Energy Rating D

Tied Volume (barrelage): 39
Lease Expiry: 13/06/2026



5. The Hill Bar
Dundee, DD3 7AP

5255028

Freehold asking price: £125,000

- Freehold investment
- Wet led public house
- Energy Rating E

Tied Volume (barrelage): 58
Lease Expiry: 07/12/2025



6. Plough Tavern
Haddington, EH41 3DS

5255026

Freehold asking price: £495,000

- Freehold investment
- Wet led public house
- Energy Rating F

Tied Volume (barrelage): 143
Lease Expiry: closed



5255033

7. Porters Bar

Edinburgh, EH8 7EH

Freehold asking price: £340,000

- Freehold investment
- Wet led public house
- Energy Rating D

Tied Volume (barrelage): 106
Lease Expiry: 27/06/2027



5255029

8. Spin Bar & Diner

Aberdeen, AB10 1FF

Freehold asking price: £325,000

- Freehold investment, opportunity to develop trade
- Bar, restaurant and events
- Energy Rating D

Tied Volume (barrelage): N/A
Lease Expiry: 21/11/2025



9. Stirrup Stane
Livingston, EH54 5LU

6854096

Leasehold asking price: £185,000

- Ground lease
- Wet led public house
- Energy Rating E

Tied Volume (barrelage): 218
Lease Expiry: 22/12/2029



10. Bar Six
Wishaw, ML2 7AT

6854088

Freehold asking price: £150,000

- Freehold investment
- Wet led public house
- Energy Rating: D

Tied Volume (barrelage): 47
Lease Expiry: 06/05/2027



5255027

11. Mercat Hotel

Haddington, EH41

Freehold asking price: £450,000

- Freehold investment
- Wet led public house
- Energy Rating E

Tied Volume (barrelage): 117

Lease Expiry: 24/08/2034

OTHER INFORMATION

VAT

Properties included within the list on page 3 will highlight if VAT is applicable on the sale. It will be 100% if the property does not have living accommodation. If the transaction is deemed to be a Transfer of Going Concern (TOGC), VAT will not be payable unless deemed by HMRC.

FIXTURES & FITTINGS

The seller reserves the right to remove any third-party items, including dispense and beer flow monitor equipment, cellar cooling and any computer equipment. The purchase price includes fixtures & fittings, and the buyer will inherit any remaining items.

LEGAL & SURVEYORS COSTS

Each party is responsible for their own legal and surveyor costs.

BOARD APPROVAL

All Deals Agreed are subject to Iona Pubs approval..

LICENSING

The purchaser, or the solicitor acting for the Purchaser, should apply to the relevant Local Authority to clarify the requirement for appropriate licences. Under the Licensing Act 2009 it is a requirement that all premises serving or retailing alcohol must hold a premises licence.

ANTI MONEY LAUNDERING LEGISLATION

The UK's Money Laundering Regulations 2017 require us to ascertain the beneficial owner(s) of both parties of transaction, including those who trade as a company, partnership, trust or other entity (or a combination of these). We ask that interested parties provide the necessary documentation to allow us to fulfill our legal obligations in regards to this legislation. This may include, but is not limited to: information on who the beneficial owners are; recent Certificates of Incorporation; Annual Returns; details of who shareholders are; written communication from an accountant or solicitor stating who the beneficial owners are; written confirmation from an accountant or solicitor stating who the beneficial owner(s) are; partnership deeds; latest accounts; complex structures summarised by way of an organisation chart; proof of identity and home address (which for individuals living overseas, will have to be certified by a solicitor or professional of similar standing). If you are in any doubt as to what documentation is required, please contact us.