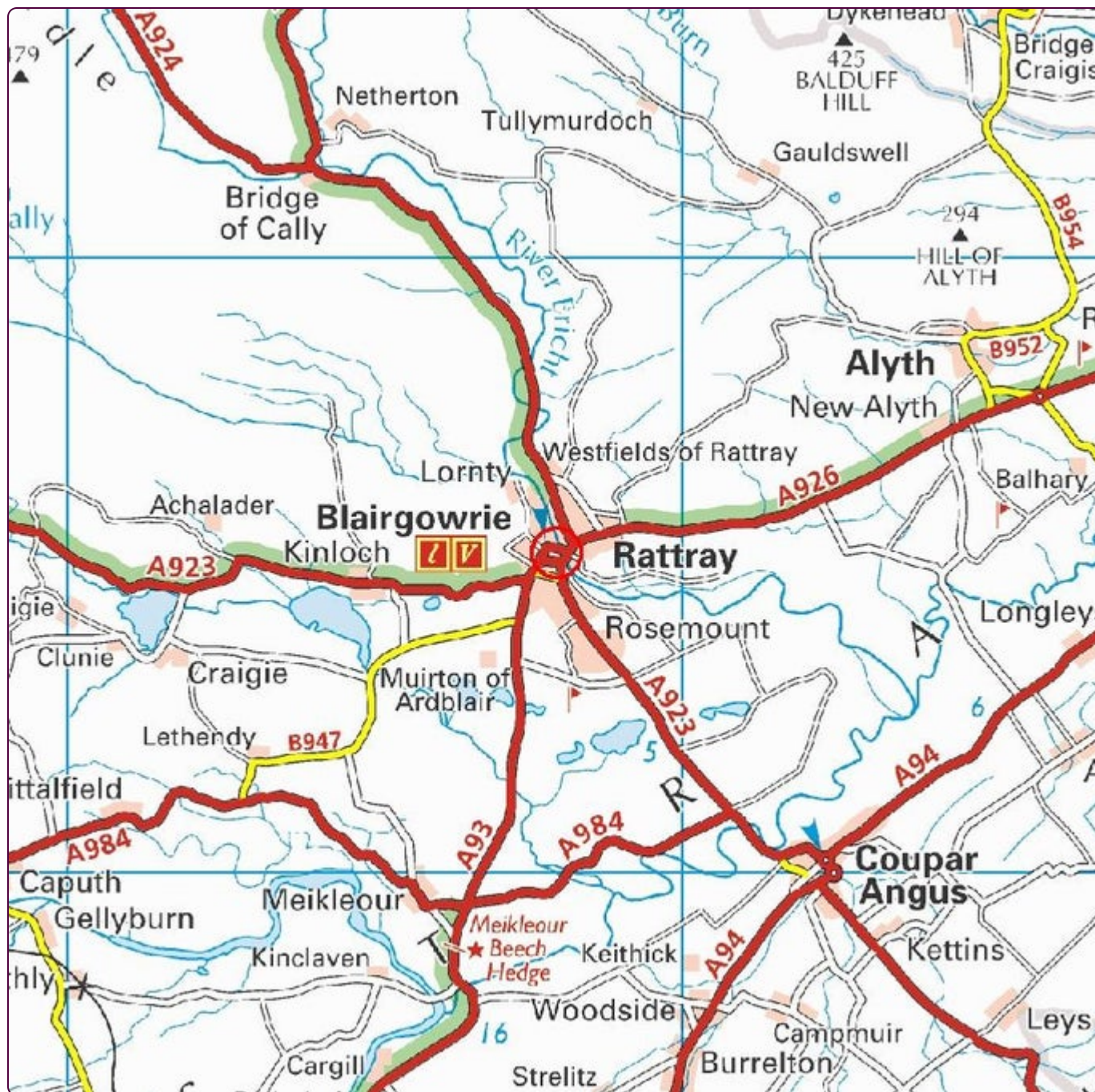




NUMBER THIRTY ONE

31 Wellmeadow, Blairgowrie, PH10 6AS

FREEHOLD: £250,000 | REF: 5255036



KEY HIGHLIGHTS

- Well Established Public House
- Walk-in Condition
- Fully Fitted Commercial Kitchen
- Large Beer Garden
- Free of Tie / Owner Operator Opportunity
- Energy Rating G

LOCATION

The property is located on Wellmeadow in Blairgowrie's town centre.

The surrounding area includes a mix of commercial, retail and residential properties.

Blairgowrie is situated in Perth and Kinross, approximately 16 miles north of Perth and 12 miles east of Dunkeld. The town is situated on the River Erich to the south of the Cairngorms National Park and the surrounding area is popular with tourists and outdoor enthusiasts. There are a number of communities within the town's catchment area to include Bridge of Cally, Alyth, Airlie and Coupar Angus.

THE OPPORTUNITY

Number Thirty One presents an excellent opportunity for either an experienced hands on owner operator or a larger pub group to add an established pub to their portfolio.

The business is open seven days a week, and food is served within the lounge bar.



DESCRIPTION

The public house is situated within the ground floor of a three storey mid-terraced property of traditional stone construction.

Adjoining retail commercial properties flank the pub.

The upper floors are utilised as unrelated residential apartments.





INTERNAL DETAILS

The pub is accessed directly from Wellmeadow, where the access door is flanked by large timber framed and single glazed display windows.

The open plan lounge area is fitted to a high standard throughout with a single timber framed bar servery, a selection of moveable furniture is provided along with fixed booth style seats.



GROUND FLOOR

To the rear of the bar area access is taken to a stairwell leading up to the rear of the property, which is at a raised level due to the sloping nature of the site. This area includes a large paved beer garden which is fully licensed until 9.30pm. Outdoor furniture is provided for around 40 covers.

A fully fitted commercial kitchen is provided at ground floor along with beer cellar and ancillary storage accommodation. Loading access for beer kegs is provided to Wellmeadow.

TRADING HOURS

The business trades seven days a week, but food is served from:

Monday to Thursday
10.00am - 3.00pm

Friday, Saturday & Sunday
10.00am - 7.00pm

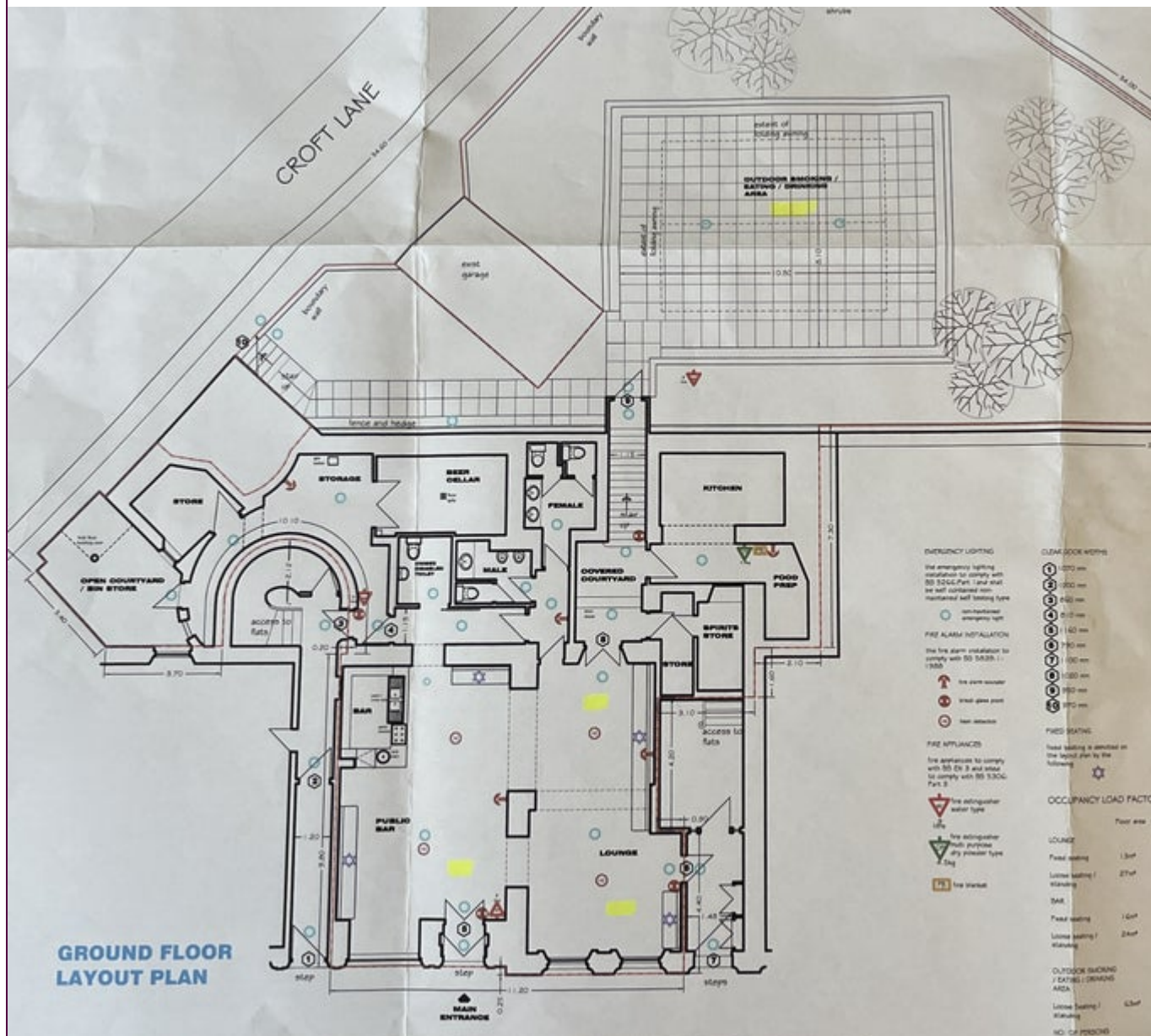
FIXTURES & FITTINGS

All fixtures and fittings required for the operation of the business will be included within the sale

STAFF

Staff members will be transferred over under TUPE legislation.





TRADING INFORMATION

Certified trading information will be made available to seriously interested parties after a formal viewing is arranged.

OTHER PROPERTY

Above Number Thirty One, our client owns 10 rented flats. These are available to purchase on a freehold basis under separate negotiation.

REGULATORY

Premises Licence

BUSINESS RATES

The Rateable Value as of 1 April 2023 is £15,000.

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

T: 0344 412 4944

E: enquiries@christiefinance.com

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INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

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

T: +4477 5455 9534

E: simon.watson@christie.com

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.

