

FOR SALE

ATTRACTIVE VILLAGE INN

The Swan Inn, 1 Quarry Road, Lennoxton, G66 7HB



- Attractive Licenced Village Inn
- Prominent corner / main street location in expanding village
- Total Gross Internal Area: **219.46 sq m (2,361 sq ft)**
- Ready for immediate occupation and trading
- Outright ownership being offered for sale including fixtures & fittings
- **Reduced Price** – offers in the region of **£120,000** are invited

allison

David Allison & Company
Chartered Surveyors

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LOCATION

The subjects occupy an extremely prominent corner/main road (A891) location in the expanding village community of Lennoxtown at the foot of the picturesque Campsie Fells.

Lennoxtown lies some 12 miles due north of Glasgow City Centre and between the communities of Strathblane to the west and Milton of Campsie to the east within East Dunbartonshire.

The village has regular bus services to Glasgow City Centre and the surrounding towns and villages. Local shops and schools are within a short walking distance.

The subjects benefit from a prominent corner location fronting the main street but also at the junction with Crosshill Street/Crow Road (B8222) which is a popular tourist route over the Campsie Fells to Fintry and beyond.

GENERAL DESCRIPTION

The subjects comprise a fully licensed Village Inn known as The Swan Inn, comprising a lounge bar and public bar on the ground floor with a fully fitted kitchen and stores on the upper floor.

There is a fully enclosed and levelled rear garden/yard for deliveries, etc.

ACCOMMODATION & FLOOR AREA

The lounge bar has a well-proportioned traditional timber bar and gantry which from a staffing point of view also links directly to the public bar. The seating area within the lounge bar has an inset feature wood burning fireplace with moveable tables and chairs.

The public bar has the traditional timber bar counter and gantry, a feature wood burning stove and benefits from a feature pine open trussed roof structure incorporating velux windows. The lounge bar has female toilets off with the gents' and disabled toilets off the public bar.

On the upper floor there is a well-equipped and fitted kitchen with a separate food store/preparation area with modern wall and base units and a small separate office.

We calculate the total gross internal floor area in accordance with the RICS Code of Measuring Practice (Sixth Edition) extends as follows:-

Ground Floor:	165.60 sq m	(1,782 sq ft)
Upper Floor:	53.86 sq m	(579 sq ft)
TOTAL	219.46 sq m	(2,361 sq ft)

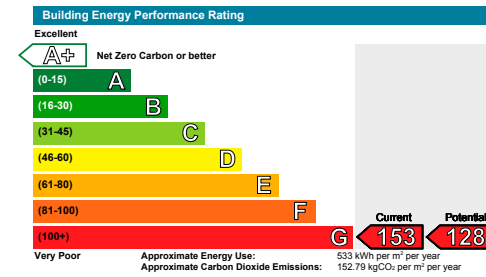
RATING ASSESSMENT

The subjects are entered in the current Valuation Roll as follows: **Rateable Value: £14,900**

EPC

The premises have been assessed and currently have a 'G' rating, as displayed on the graph to the right.

EPC RATING GRAPH



LICENCE/TRADING

The subjects have a full Premises Licence issued by East Dunbartonshire Council under the Licensing (Scotland) Act 2005 described as "existing Public House occupying freestanding building with beer garden".

The previous occupier traded the premises under a commercial lease agreement from our clients. They have now vacated the premises and we have no information on previous trading levels.

SALE PRICE

Our clients are seeking offers in the region of £120,000 for the benefit of their outright title ownership of the building and land together with the existing fixtures and fittings.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

VIEWING/FURTHER INFORMATION

Strictly through the agent:

David Allison & Co Chartered Surveyors

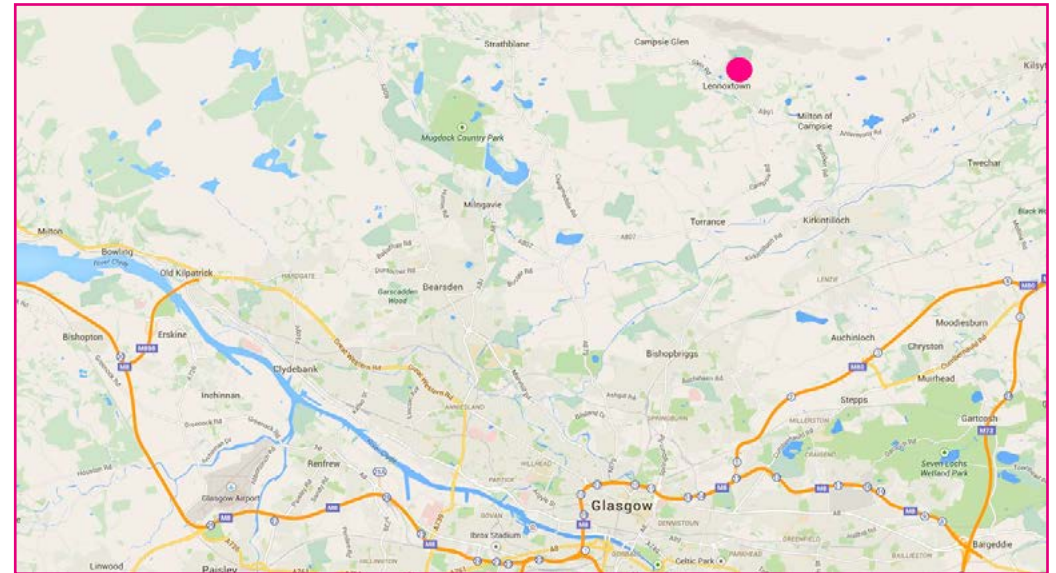
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Date of Publication: November 2015

PROPERTY MISDESCRIPTIONS ACT 1991

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.



Lounge Bar



Public Bar



Kitchen



Corner Location