

FOR SALE

Brilliant Opportunity to Run A Picturesque Village Inn

**GRAHAM
SIBBALD**



The Pitcairngreen Inn

Pitcairngreen, Perth, PH1 3LP

Offers Over £375,000

Find out more at
www.g-s.co.uk

- **Brilliant Opportunity to Run A Picturesque Village Inn**
- **Traditional Pub in an Envable Location Opposite the Green**
- **Situated a Stone's Throw Away from Perth with development opportunity**
- **Charming Baronial Features with all The Modern Amenities**
- **Quaint South West Facing Beer Garden**



INTRODUCTION

Steeped in history The Pitcairngreen Inn was built as a coaching inn well over 200 years ago. The property now offers a public bar with a quaint bistro, charming restaurant and a function space, which has served locals and tourists for many years.

The Pitcairngreen Inn is situated on the outskirts of Perth in the charming village of Pitcairngreen which offers a picturesque green s in the heart of Perthshire. This picturesque property also has room for development with a three bedroom flat above which could be converted into letting accommodation and a large barn to the rear which could offer more accommodation.

What sets the Pitcairngreen Inn apart is its location, nestled in the outskirts of Perth, the Inn offers a great base to explore the local attractions including some of Scotland's most prestigious golf courses, the Falkirk wheel, and the beautiful Perthshire countryside. The property is a short distance from Perth where guests can indulge in some shopping followed by fine dining, or they may prefer to venture into the breathtaking countryside.

The Pitcairngreen Inn blends Scottish traditional features and contemporary comforts to provide a memorable visit. The Inn's exterior is picturesque oozing with charm and character. Its interior is equally delightful, combining rustic elements with modern design to create a warm homely atmosphere. There is a selection of spaces to cater for all customers.

From a business perspective, The Pitcairngreen Inn offers a great opportunity to run a lifestyle business in the thriving tourist area of Perthshire. The Inn already has an established a strong reputation and a loyal customer base, attracting visitors from near and far throughout the year. The charm and warm atmosphere means the property is attractive to a wide range of customers.

THE PROPERTY

The original property is of stone construction with a pitched slate roof. There is also a beer garden with a wooden terrace to the front of the property.

ACCOMMODATION SUMMARY

Public accommodation

- Bar area (20 covers)
- Bistro area (18 covers)
- Restaurant area (26 covers)
- Function area (60 covers)
- Outside Terrace (60 covers)

Service areas

- Ancillary stores
- Drinks cellar
- Commercial kitchen
- Owners' accommodation (3 bedroom)

TRADE

The Turnover of the business was £300,000 in the year ending 2023.

Further information for the business will be shown to seriously interested parties following a formal viewing.

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

The Premises is Licensed under the Licensing (Scotland) Act 2005.

SERVICES

The property is connected to a Mains electric, gas, sewage and water. There are two working fireplaces.

ENERGY PERFORMANCE CERTIFICATE

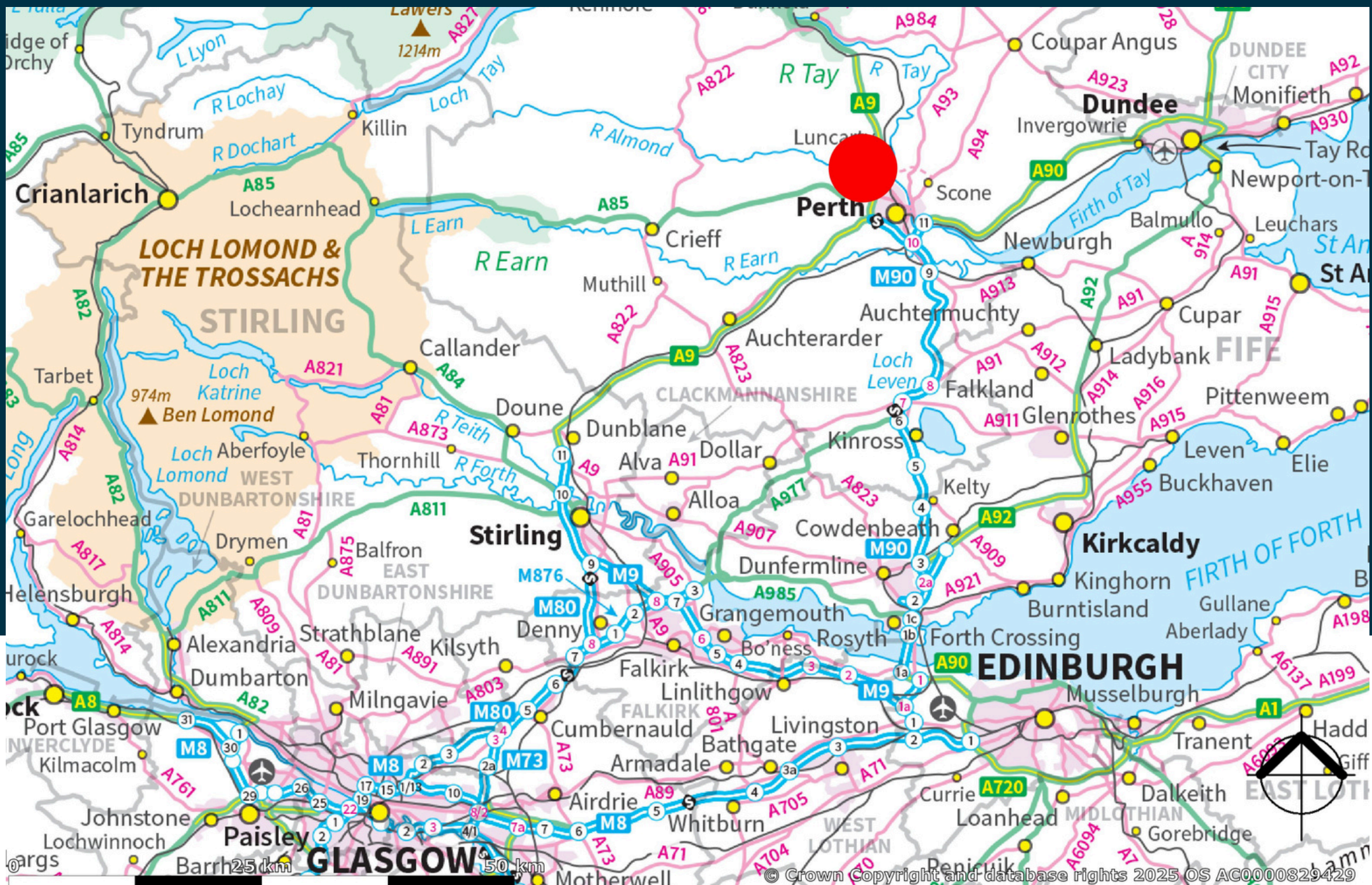
The EPC will be shared with interested parties.

RATEABLE VALUE

The Pitcairngreen Inn- Rateable Value is £13,500 (effective date 01/04/2023)









TENURE

Heritable interest (Scottish equivalent of freehold).

PRICE

Offers around £375,000 are invited for the **Heritable interest** in the property. This includes the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

FINANCE / BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
233 St Vincent Street
Glasgow
G2 5QY

To arrange a viewing please contact:



Emily Hewitson
Surveyor - Hotel + Leisure
Emily.Hewitson@g-s.co.uk
07795 518 627



Martin Sutherland
Licensed Trade + Business Agent
Martin.Sutherland@g-s.co.uk
07768 704 203



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: March 2025

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.