

FOR SALE

HOTEL & RESTAURANT

LOCATED ON BUSY ROUTE
BETWEEN PERTH AND
BLAIRGOWRIE

6 EN-SUITE LETTING BEDROOMS

POTENTIAL FOR ALTERNATIVE
USE SUBJECT TO PLANNING

SUBSTANTIAL PARKING

GIA: 386.93 SQ. M (4165 SQ. FT)

OFFERS OVER £350,000



VIDEO TOUR



WHAT 3 WORDS



ANGLERS INN, MAIN ROAD, GUILDTOWN, PH2 6BS

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Location

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LOCATION

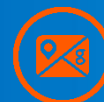
Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District and has recently been awarded City status.

Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90-minute drive time. Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 61 miles to the southwest.

The property is located within the small village of Guildtown which occupies a rural location on the A93 between Perth (7 miles) and Blairgowrie (12 miles).

Surrounding occupiers are a combination of residential properties and agricultural land.

The subjects are positioned fronting a busy vehicular route between Perth and Blairgowrie.



FIND ON GOOGLE MAPS



Description

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DESCRIPTION

The subject comprises a rural village inn with a restaurant, bar and six en-suite letting rooms.

The property is a detached part two storey and single storey building which is understood to be approximately 150 years old but has been extended and modernized at various times since that date.

Internally the ground floor comprises a well-presented restaurant and bar, with kitchen, storage and toilet facilities.

The restaurant and bar can cater for approximately 60 and 30 persons respectively.

The first floor is accessed via a single staircase from the ground floor, and there is an external fire exit to the rear.

At first floor level there are 6 modern en-suite bedrooms.

To the rear of the property there is a large car parking area which is accessed directly from the main road.

ACCOMODATION

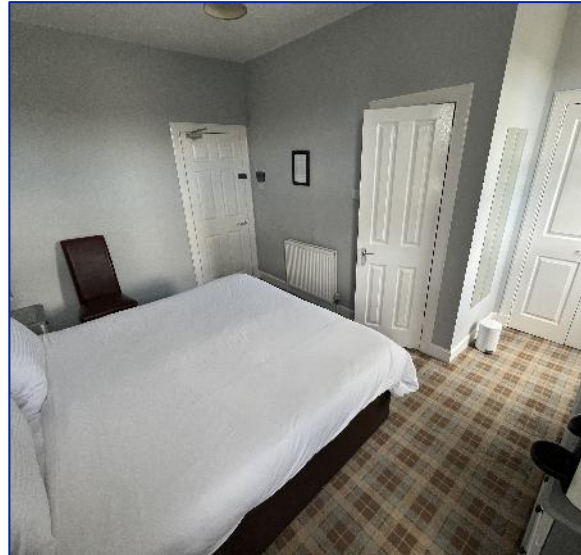
	m ²	ft ²
Ground Floor		
Restaurant, Bar, Kitchen, Toilets, Cellar, Storage	237.98	2562
First Floor		
6 en-suite bedrooms	148.95	1603
Total	386.93	4165

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Description

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PRICE

Our client is considering offers over £350,000 for their heritable interest.

RATEABLE VALUE

The subjects have been accessed for rating purposes and have

been entered in the valuation roll at:

Rateable Value: £17,600.

The unified Business Rate for 2024/2025 is 49.8 pence exclusive of water and sewage.

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

VAT

Prices quoted are exclusive of VAT if applicable.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE INSERT DATE

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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