

# FOR SALE / MAY LET

FULLY REFURBISHED  
PUBLIC HOUSE

TURNKEY OPPORTUNITY WITH  
CIRCA 60 COVERS

CENTRAL LOCATION IN  
ARBROATH ADJACENT TO  
HIGH STREET

GROSS AREA:  
326.51 SQ M (3,592 SQ.FT.)

ASKING PRICE - £150,000

## PUBLIC HOUSE



**THE PAGEANT, 8 KIRK SQUARE, ARBROATH, DD11 1DX**

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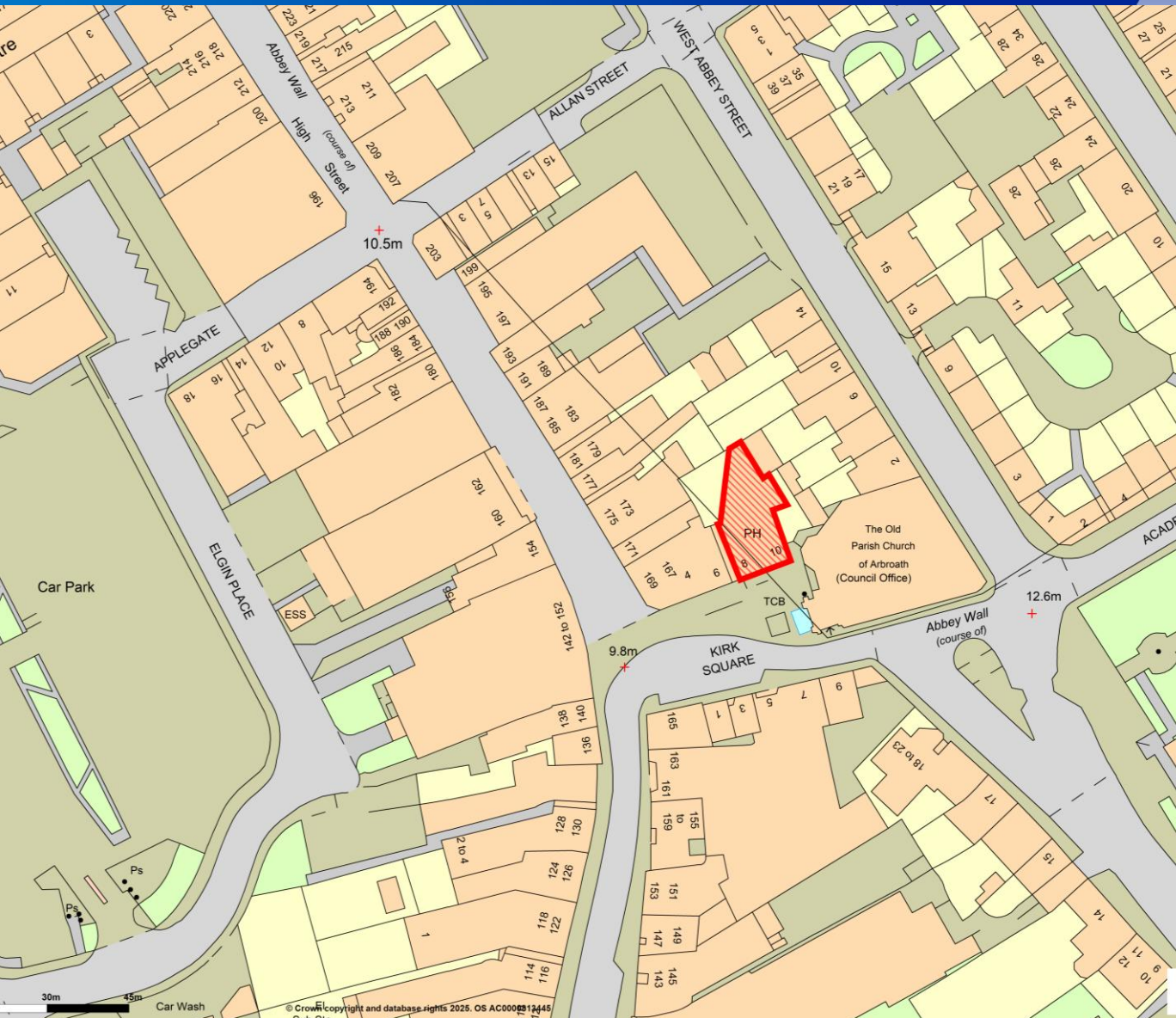






# Location

THE PAGEANT, KIRK SQUARE, ARBROATH



## LOCATION

Arbroath is positioned on the north-east coast of Scotland approximately 18 miles north-east of Dundee, within the Local Authority area of Angus.

The town, which is the largest of the Angus Council towns, has a resident population of some 23,500 persons (source: Angus Council).

The subjects are located on Kirk Square, off High Street at the southern end of the pedestrianised section.

Surrounding properties comprise similar tenement buildings with a mix of national and local retailers at ground floor with mainly residential flats above. .

High Street retailers such as Argos, Farmfoods and Boots are within close proximity along with a number of well-known regional businesses and office users such as Nickel and Dime and Thorntons Property.

Arbroath Library is located a short distance east where Kirk Square joins Academy Street.

On street parking is available nearby on High Street and free parking is available at various locations throughout the town centre.



FIND ON GOOGLE MAPS



# Description

THE PAGEANT, KIRK SQUARE, ARBROATH



## DESCRIPTION

The subjects comprise of licensed public house arranged over the ground and basement floors of a three storey, end terraced property of traditional sandstone construction.

The property comprises the following accommodation:

Ground Floor : Lounge Bar, Kitchen, Ladies, Gents & Disabled Toilets.

Basement : Beer Cellar, Office & Stores.

## PREMISES LICENCE

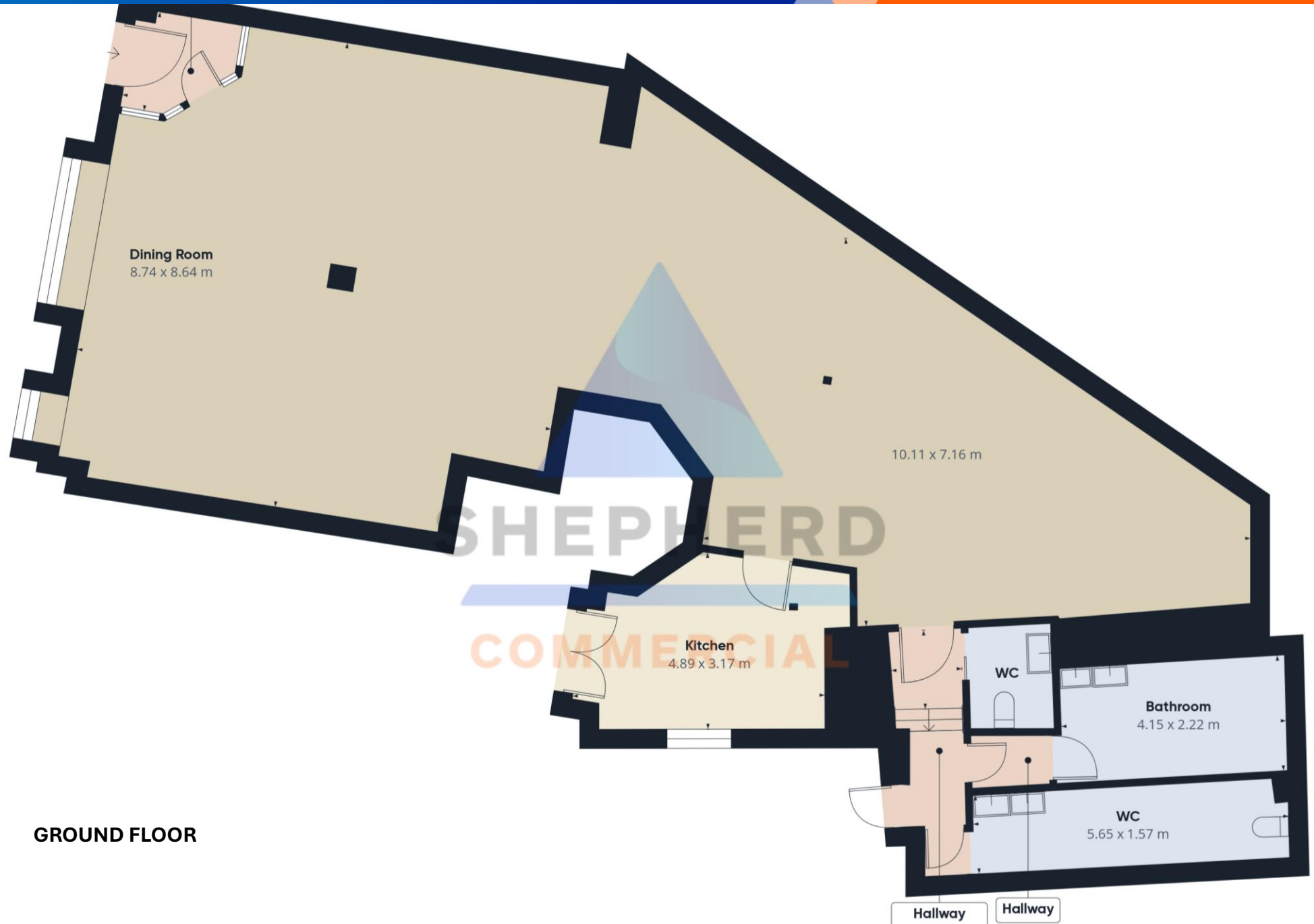
The subjects benefit from a Premises Licence under the Licensing (Scotland) Act 2005.

Please call for further details.



WALKTHROUGH TOUR

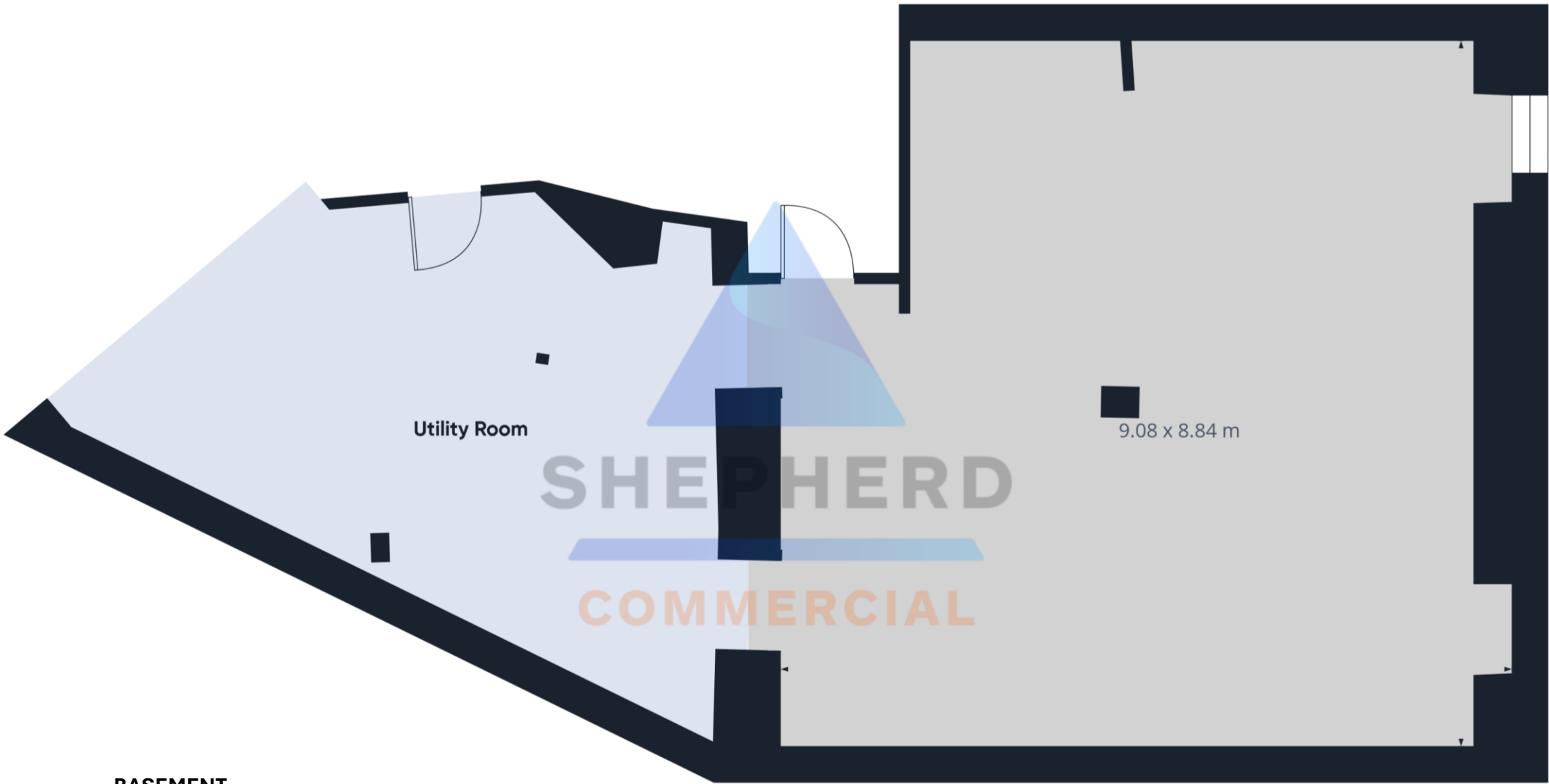






# Floor Plans

THE PAGEANT, KIRK SQUARE, ARBROATH



BASEMENT



## TERMS

Our clients are asking for offers at £150,000 for their heritable interest.

Offers to lease may also be considered subject to tenant covenant. Please call for details.

## RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Net and Rateable Value: £14,700

The Unified Business Rate for the financial year 2025/2026 is 49.8 pence exclusive of water and sewerage.

## ACCOMMODATION

From our on-site measurements the subjects extend to 326.51 Sq. M. (3,592 Sq. Ft.) or thereby over ground and basement floors.

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

## ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of 'B'.

A copy of the EPC can be provided upon request.

## VAT

No VAT is payable on the sale of the heritable interest.

## LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the purchaser responsible for any Land and Buildings Transaction Tax (LBTT).

## MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, came into force on the 26<sup>th</sup> July 2017. This now requires us to conduct due diligence not only on our client but also and 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.

## Get in Touch

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



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## ANTI MONEY LAUNDERING REGULATIONS

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