

Custom House

North Strand Street, Stranraer, Dumfries & Galloway DG9 7RB

Colliers

To Let /May Sell



- Prominently situated town centre public house and restaurant
- Open plan ground floor trading with ancillary space including commercial kitchen
- Fitted and in good condition
- Upper floor customer toilets, managers office and storage
- External customer seating terrace & separate smoking solution

Rental offers invited for a new lease, or a sale of the heritable interest may be considered

Viewing is strictly by appointment through Colliers:

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Location

Stranraer is the second largest town in Dumfries and Galloway and lies at the head of Loch Ryan on the eastern side of the peninsula known as The Rhins of Galloway. It has a local population of 11,000 and as the commercial hub for the surrounding Rhins area and an attractive tourist destination, the town benefits from a substantially larger catchment area.

Stranraer is the administrative centre for the Wigtownshire area and was formerly a ferry port, connecting Scotland with Belfast and Larne. It lies 89 miles southwest of Glasgow via the A77/M77 and 67 miles west of Dumfries via the A75.

Custom House occupies a prominent position overlooking Harbour Street (A717), close to the seafront and bus terminal. It lies within a 5-minute walk of the mainline railway station situated at the East Pier and 2 minutes from the town centre.

There is substantial on street and car parking provision in the surrounding area.

The Property

Custom House is a prominently situated corner positioned detached pub and restaurant built over connected single and 2-storey structures with painted and rendered walls and pitched and tiled roofs.

Externally to the front is a customer dining and drinking terrace/patio. There is a separate smoking area to the east side of the building.

Trading Accommodation

Internally the trading layout is mainly open plan, is attractively decorated, and incorporates mixed style seating areas and around 120 covers. There is a single servery and disable persons toilet facility.

At the rear is a fully fitted commercial kitchen and cellar, both benefitting from rear servicing provision.

The first floor provides the main customer toilets, an office, storage and staff areas.

Title

The Property is held under title number WGN3657 and the site boundary (outlined red) is shown on the plan below:



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Business Rates

The Property has been assessed for rating purposes as a Public House with Rateable Value £35,000.

Licensing

Custom House has a Premises Licence granted by Wigtown Divisional Licensing Board under the terms of in the Licensing (Scotland) Act 2005. The Premises Licence number is 0117W and on sales hours are from 11am daily to 1am Sunday to Wednesday, and 2am Thursday to Saturday.

The capacity of the premises is 430 (on sales). Further details are available on request.

Lease Proposals

Our clients are inviting new lease proposals for the property. The lease will be on full repairing & insuring terms.

Purchase Price

As a sale may be contemplated, purchase offers are invited for our clients heritable (freehold) interest with vacant possession.

VAT

VAT will be payable in addition to the rent or price payable following any transaction.

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the purchaser at the heads of terms stage.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction, and the purchaser will be liable for registration fees and LBTT.

Fixtures & Fittings

The photographs included show the property when trading and before certain fixtures and fittings were removed from the property.

Any items remaining post completion are not warranted for their suitability, safety or ownership. The owners will not be supplying an inventory.



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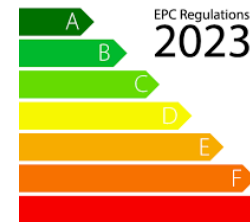


Custom House



Energy Performance Rating:

An EPC for the property is available, please contact us for more information.



Further Information & Viewing:

For further information or to arrange an inspection of the Property (strictly by appointment), please contact:



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Director

Licensed & Leisure

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Disclaimer

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