

# The Stag

48 Bank Street, Dumfries DG1 2PA

Colliers



## For Sale

Contact Us

Viewing is strictly by appointment through Colliers.

Paul Shiells  
Licensed & Leisure  
07831 640777  
[paul.shiells@colliers.com](mailto:paul.shiells@colliers.com)

[Colliers.com](http://Colliers.com)

## The Stag

48 Bank Street, Dumfries DG1 2PA

- Town centre located licensed premises with good accessibility
- Lock up public house with basement cellar
- Ground floor public bar/ lounge with customer toilets and linear servery
- Basement cellar with stair access behind the bar-served via a hatch on Bank Street
- Currently closed, although the pub remains in a fitted state
- Change of use potential-subject to planning consent

Offers over £95,000 plus VAT

# The Stag



## Location

- Dumfries with a population of 31,600 persons, is the largest town in Dumfries and Galloway and the south west's main shopping and administrative centre
- The town is situated on the River Nith and has a local economy primarily based on agriculture and forestry with a range of light industries and tourism making significant contributions
- The Stag is in the town centre within Dumfries Conservation Area, just off High Street in a location characterised by mixed uses including shops, restaurants, services and offices
- It is highly accessible from the White Sands and Brewery Street car parking areas which lie 100/150m to the west, and are used by many visitors to the town centre

## The Property

- The Stag is a lock up public house which has a substantial street frontage and is arranged over ground and basement within a 4-storey building
- The ground floor provides a single trading room (approx. 36 covers) with linear servery and customer toilets to the right side. The licence capacity (on sales) is 84.
- A hatch behind the bar provides internal access to the cellar.
- Indicative ground floor layout drawing provided (from Premises Licence)
- **Note:** front page photograph taken before pub being closed and secured

## Rating Assessment

- From the Scottish Assessors Association website ([www.saa.gov.uk](http://www.saa.gov.uk)):
- Description: Public House
- RV £11,200 (from 1/4/2023)
- Prospective purchasers are advised to confirm any rating assessment, reliefs or benefits directly with the Local Authority

## Licensing

- The Stag has a Premises Licence issued by Nithsdale Divisional Licensing Board (number L.2/052N). A copy is available on request
- On sales hours are daily from 11am to midnight (Thursday to Saturday & Monday) and otherwise to 11pm.

## Tenure

- The heritable (freehold) interest is available to purchase with vacant possession

## Price

- Our clients are seeking purchase offers over £95,000 plus VAT for the property

## VAT

- The price quoted is exclusive of VAT and intending purchasers must satisfy themselves as to the incidence of VAT on this transaction



# The Stag



## Fixtures & Fittings

- The vendor is not including any items of furniture; equipment, trade fixtures and fittings. Any that are left post completion are not warranted for their suitability, safety or ownership. The vendors will not be supplying an inventory
- Items that are owned by third parties will be excluded from the sale and will be removed from the property, these items may include – gaming and vending machines; pool tables; items that are subject to rental or hire purchase agreements; beer flow monitoring equipment; beer raising and dispense equipment

## Legal Costs

- Each party will be responsible for their own legal costs incurred in connection with this transaction, and the purchaser will be liable for registration fees, extract copies and LBTT

## EPC

- We understand that the Building Energy Performance rating is as follows:
- Rating G
- A copy of the certificate can be supplied on request

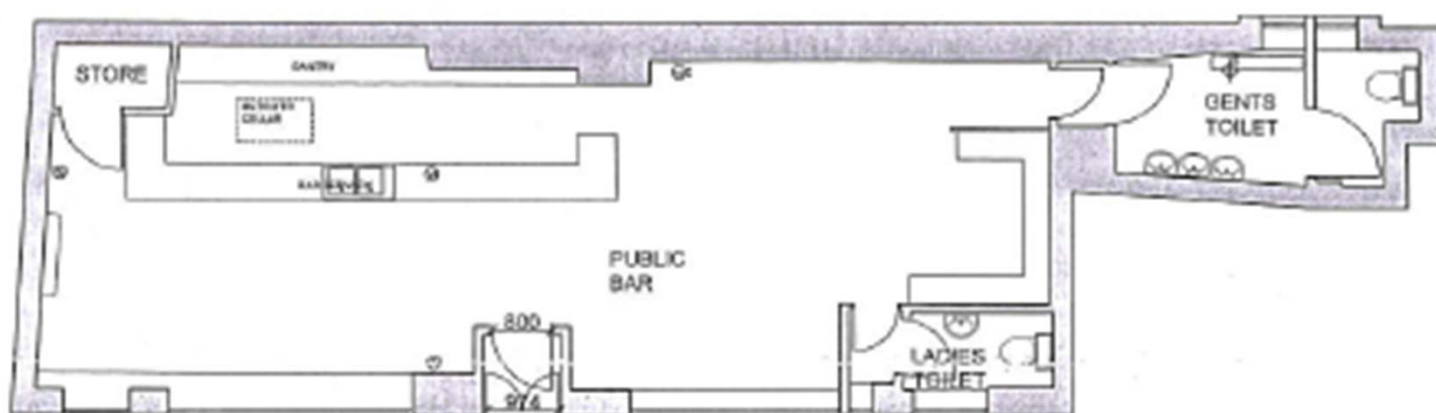
## Identity Checks

- **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 relevant time. For further information and viewings please contact the sole agent, Colliers**

# The Stag



Ground Floor Layout  
(from Premises Licence)



## Further Information

For further information or to arrange an inspection, please contact:

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07831 640777  
paul.shiells@colliers.com

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