

# The Earl of Zetland

Grangemouth FK3 8AF

Colliers



## For Sale

## The Earl of Zetland

50 Bo'Ness Road, Grangemouth, FK3 8AF

- Substantial town centre licensed premises
- Fitted for operational use
- Ground floor bar/ restaurant and first floor ancillary areas
- Potential for alternative use (subject to planning consent)

Offers in the region of  
£250,000 plus VAT

Contact Us

Viewing is strictly by appointment through Colliers.

Paul Shiells  
Licensed & Leisure  
07831 640777  
paul.shiells@colliers.com

Colliers.com

# The Earl of Zetland



## Location

- The property is situated in Grangemouth town centre on the south side of Bo'Ness Road (A904) opposite the Town Hall and close to La Porte Precinct

## The Property

- Two-storey former church building arranged over ground and partial first floors, built in the 1880's
- Traditional stonework walls with stone buttresses and a timber framed pitched and gabled roof structure covered in natural slates
- Internally provides open plan ground floor bar/restaurant, fitted for public house use, including servery, wash-up area and disabled access WC
- Partial first floor includes a commercial kitchen, cellar, dry store and well-fitted male and female customer toilets
- Floor plans available on request

## Rating Assessment

- The Scottish Assessors Association website ([www.saa.gov.uk](http://www.saa.gov.uk)) records the following:
- RV £58,000
- Description: Public House
- Prospective purchasers are advised to confirm any rating reliefs or benefits directly with the Local Authority

## Licensing

- The Property has a Premises Licence (number 0002) from Falkirk Council Licensing Board
- A copy of the licence is available on request

## Tenure

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

## Terms

- Our clients are seeking purchase offers in the order of £250,000 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

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## 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 EPC rating is 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.

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## Further Information

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

Paul Shiells  
+44 7831 640777  
paul.shiells@colliers.com

Details prepared: April 2022

### Disclaimer

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