

Queen Street Tavern

45-53 Queen St, Forfar, Angus DD8 3AL

Colliers



For Sale

Queen Street Tavern

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- Town centre location
- Traditional style extended 2-storey stone structure with two outbuildings
- Ground floor public bar and lounge with customer toilets and rear kitchen, detached cellar & store
- First floor residential flat, 2 bedrooms, lounge, /kitchen & bathroom/WC
- Rear car parking area
- Development potential - subject to planning

Contact Us

Viewing is strictly by appointment through Colliers.

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

[Colliers.com](https://www.colliers.com)

Offers over £150,000 plus VAT

Queen Street Tavern



Location

- Forfar is located on the east coast 14 miles north of Dundee and 52 miles south of Aberdeen, accessed from the A90 dual carriageway
- With a resident population of c.14,000, Forfar is the administrative centre of the Angus area, and is at the heart of Strathmore, the broad and fertile agricultural valley which cuts right across the middle of Angus and extends into Perthshire to the south-west
- The Queen Street Tavern is situated on the north side of the town centre on one-way route Queen Street some 200m from the commercial centre
- The locality comprises mixed residential and commercial uses.

The Property

- Traditionally built two storey red sandstone public house under pitched slated roof with attached single storey extensions,
- Provides public bar and lounge, connected internally and both with separate external access. There is a commercial kitchen off the lounge.
- First floor flat with rear entrance providing two bedrooms, open plan kitchen/lounge and bathroom/toilet
- Two detached buildings provide cellarage and storage
- Small car park to the rear

Rating Assessment

- From the Scottish Assessors Association website (www.saa.gov.uk):
- Public House- 47-49 Queen Street:
- RV £12,200 (from 1/4/2023)
- Flat- 45A (T1/0) Queen Street: Band A
- Prospective purchasers are advised to confirm any rating assessment, reliefs or benefits directly with the Local Authority

Licensing

- The Queen Street Tavern has a Premises Licence issued by Angus Licensing Board- the total occupancy is 214 people.
- A copy is available on request

Tenure

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

Price

- Our clients are seeking purchase offers over £150,000 plus VAT for the entire property

VAT

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

Queen Street Tavern



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

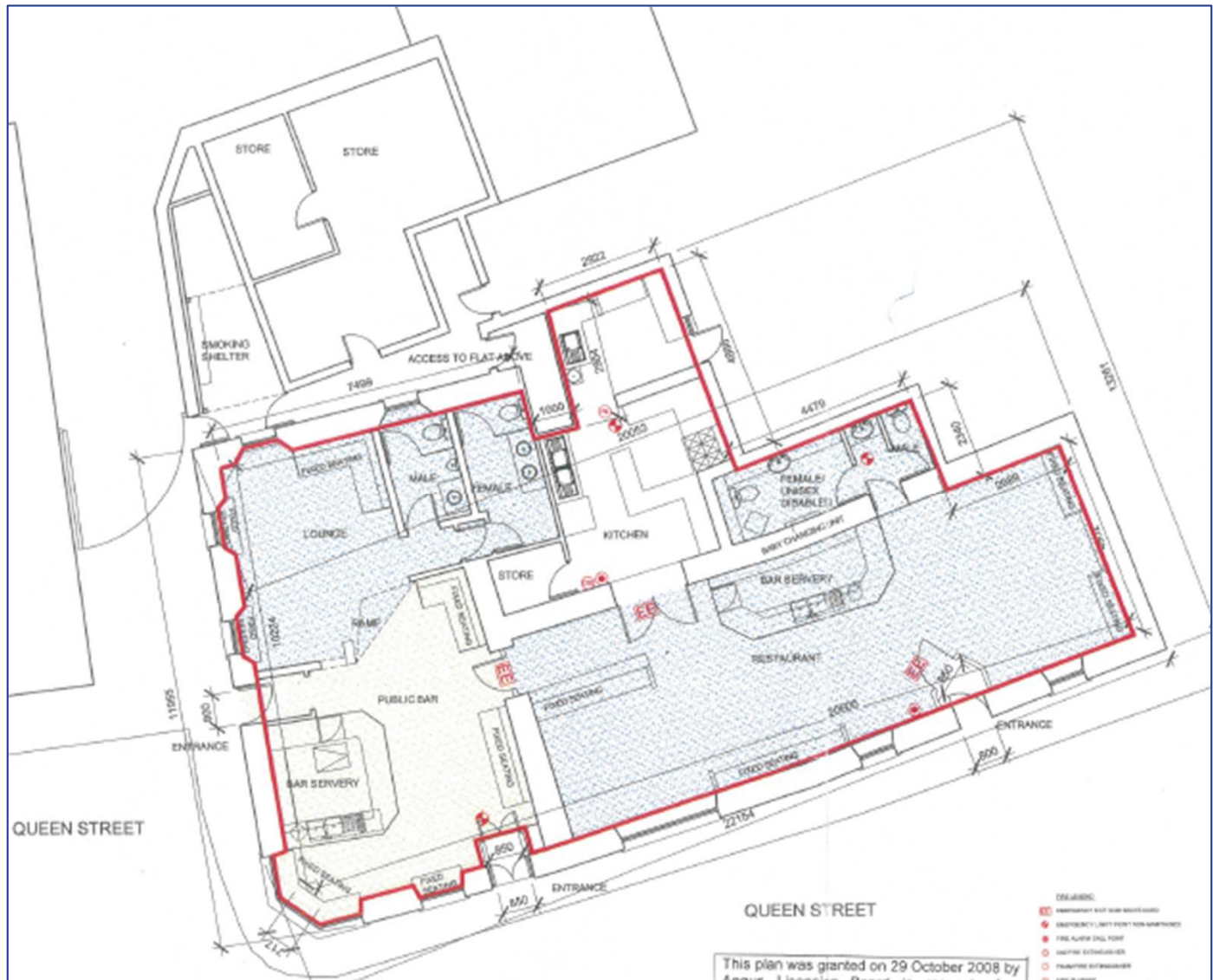
- We understand that the Building Energy Performance rating is as follows:
- Rating F (82)
- A copy of the certificate can be supplied on request

Identity Checks

- **In order to comply with Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide certified identification documents and confirmation of the source of funds.**
- **The required documents will be confirmed and requested from the purchaser at the relevant time.**

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Floor Layout Plan (Ground floor):



Further Information

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

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