

## LICENSED PREMISES

- > HIGH LEVELS OF PASSING VEHICULAR TRAFFIC
- > POPULAR LOCATION
- > **FREE OF TIE OPPORTUNITY**
- > **RENTAL: £23,000 PER ANNUM**



# TO LET

**HARVEST COACHING INN, 20 MUIR STREET, FORFAR, DD8 3JY**

**CONTACT:** Gary Louttit MRICS, APAEWE [g.louttit@shepherd.co.uk](mailto:g.louttit@shepherd.co.uk)

07809 492 562

[www.shepherd.co.uk](http://www.shepherd.co.uk)



**LOCATION**

Situated on the outskirts of Forfar, the Harvest Coaching Inn is fitted out to a fantastic standard, providing a warm bar and dining area, the properties comprises bar, 4 en-suite letting rooms plus 2 sharing. A fully equipped kitchen facility.

This unit would suit someone with a strong food background.

**RENTAL**

Offers in excess of £23,000 per annum are invited for the property.

**RATING**

The subjects are entered in the current Valuation Roll with a **rateable value of £13,600**.

**VAT**

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

**ANTI MONEY LAUNDERING REGULATIONS**

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

**TRADING VOLUMES**

YEAR	BEER (brls)	WINE (ltrs)	SPIRITS (ltrs)	MINERALS (ltrs)	FOOD (45/55 split)
2019/20	-	-	-	-	-
2020/21	-	-	-	-	-
2021/22	-	-	-	-	-
Volume notes					

**RENT INFORMATION**

Annual rent £23000 per annum

Weekly rent £441.1 per week fixed

Rateable Value £13600 Legal £250

Deposit £3000 Stocktaking fees -

Fixtures & fittings £5000 Working capital -

Other costs - Total entry costs £8250

Additional notes -

**BUSINESS INFORMATION**

Total entry costs:

£8250

Annual rent:

£23000

Agreement:

Free of Tie on all products and  
Machines

Drinks tie:

-

**TRADESPACE & FACILITIES**

Beer Garden:  Single bar:

Accommodation  Kid friendly:

Owners accom...  Music venue:

Kitchen:  Cask Ales:



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

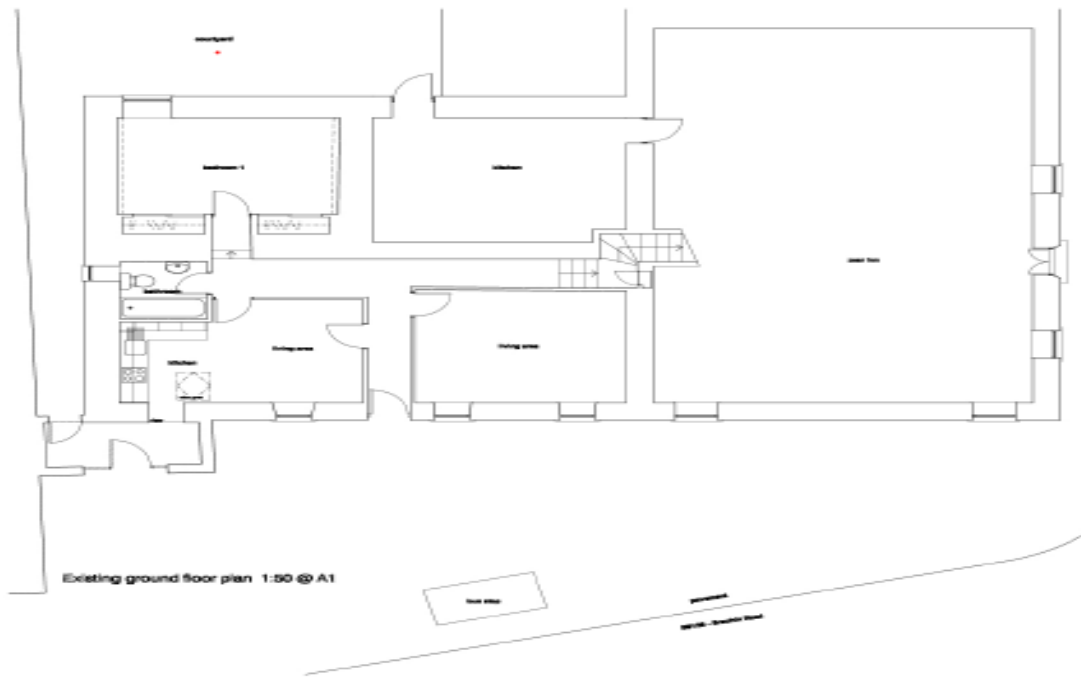
**Shepherd Chartered Surveyors:** 31 Byres Road, Glasgow, G11 5RD

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: MAY 2021**

# FLOOR PLANS

**NOTES** ORIGINAL  
 All work and dimensions to be checked on site prior to  
 the start of construction. It is the responsibility of the  
 client to ensure that the drawings are in accordance  
 with the planning permission.



REVISION	DATE	BY	CHKD
1:50 @ A1 17.12.08			

PROJECT  
 Zover Inn,  
 20 Muir Street,  
 Forfar, DD8 3JY

CLIENT  
 Existing floor plans

**G1 Group plc**

100% Equity  
 2011-2012  
 2013-2014  
 2015-2016  
 2017-2018

21\_BW(0)-002

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