

## **TO LET**



### **Squires Bar and Restaurant, 41 Main Street, Kirkconnel, DG4 6NB**

SPACIOUS BAR AND RESTAURANT WITHIN ATTRACTIVE PERIOD BUILDING WITH RED SANDSTONE FRONTAGE FOR LEASE. BEER GARDEN TO REAR. SITUATED IN KIRKCONNEL, UPPERNITHSDALE, DUMFRIESSHIRE , A QUAIN VILLAGE WITH AN INTERESTING HISTORICAL MINING PAST. THE BUSINESS IS NOT CURRENTLY TRADING.

GUIDE RENTAL: £12,000 per annum

REF: FC21766

## SQUIRES BAR AND RESTAURANT

Squires Bar and Restaurant is large building in a good central location in Kirkconnel. The subjects comprise a traditional working bar and restaurant built in 1922 when it opened its doors as 'McGonoghie's Bar'. The premises boast an attractive decorative sandstone frontage with an older Victorian period look, and have two floors with a linked rear extension. There is a licence in place for operation as a Public House. Squires Bar and Restaurant can cater for a combined capacity of 112 persons (Bar - 80 persons and Restaurant: 32 persons). The business is not trading at present (owner works outwith the area), but with the right management this is a commercial project which could take off.

### LAYOUT

From the front elevation entering from a small vestibule which leads on ground level into a broadly rectangular bar area. There is a full length traditional varnished wooden bar which is the original bar dating from construction of the premises in 1922.



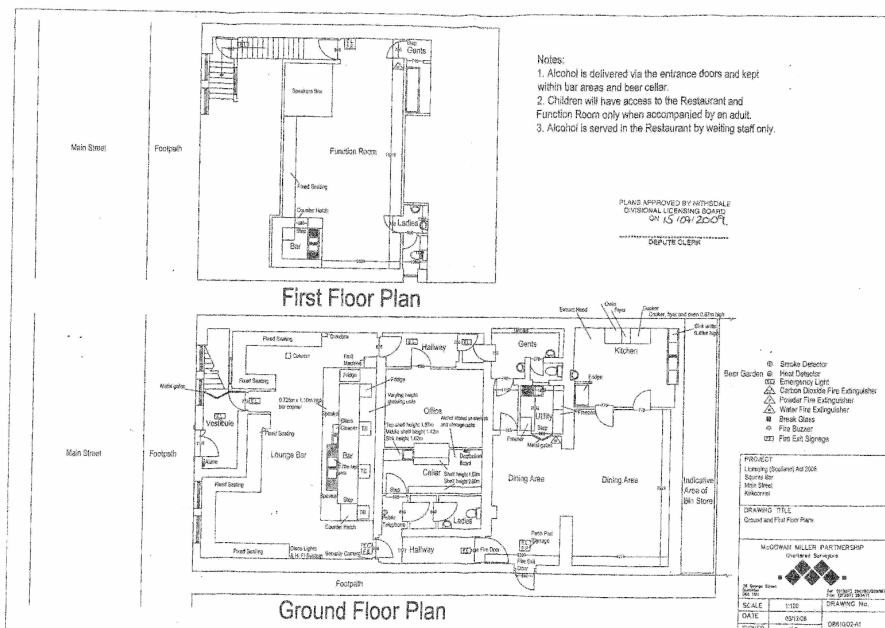
(N.B This picture was taken when the property was trading)

There is a passageway to the right of the bar which leads to the rear extension which is a Dining room/restaurant area. There are also ladies and gentleman's WC facilities which are situate between the bar and Dining Room areas. (Note that the Gentleman's toilets can be accessed from the bar and also restaurant areas via a connecting corridor). In addition, on the ground floor there is a handy storage room/office which is accessed by the passageway to the left of the bar. There are also kitchen/food preparation areas to the rear left of the dining room section.



(This picture was taken when the property was trading, some equipment shown is no longer in situ)

Situated to the left of the entrance vestibule is a staircase which leads to a deceptively spacious function room at first floor level. This useful adjunct to the trading space is fitted with a mini bar and small stage area. There are also male and female WC facilities on this floor. It has roof lights permitting a great deal of natural illumination. This upper floor has recently been re-carpeted.



(An up to date layout plan)

### EXTERNALLY

To the rear of the Bar and Restaurant (with pedestrian access along a path on the right hand side elevation of the building) is a spacious beer garden. The beer garden is demarcated by high fencing on all four sides. It is presently a bit overgrown but could be made ship-shape with minimum effort.

### SERVICES

The property has mains electricity, water and drainage. There are male and female WC and sink facilities on both the ground and first floor. The rateable value on which rates are Levied is £3000 with total amount payable of £1,443 per annum. An Energy Performance Certificate (EPC) can be obtained from the subscribers, Primrose and Gordon

### ABOUT KIRKCONNEL



(Mr McGonoghie (Publican) and some local worthies outside the premises  
c.1922)

Kirkconnel is a quaint village with a fascinating history as a mining community. The Kirkconnel Parish Heritage Society group operate a small museum/information centre in close proximity to 'Squires'. The village lies close to the Dumfriesshire/Ayrshire border and is less than an hours drive from Glasgow. The village itself is divided in two by the river Nith which rises in East Ayrshire and flows into Solway Firth. From the banks of the river on both sides the picturesque landscape stretches out to the smooth outline of rolling hills. It has its own Primary School, Sport and Leisure Centre and a variety of shops. The village has its own railway station which offers excellent links between Glasgow, Dumfries and Carlisle.

### **DIRECTIONS**

On entering the village from the Sanquhar/Dumfries direction proceed along Main Street. 'Squires' sits on the right hand side of Main Street just before the junction with Needles Street.

### **VIEWING**

By contacting the seller on 07403902811. Evening and weekend viewings preferable due to work commitments.

### **PROPOSED LEASE TERMS**

#### **TERM**

Term of the Lease would be 21 years (max). A shorter lease would be considered (min 5 year).

#### **BASIS OF LET**

The Lease would be on a Full Repairing and Insuring (FRI) basis.

#### **RENT**

- (a) the first month would be offered rent free for fitting out.
- (b) The remainder of the first year of the let the rent would be £230.76 per week.
- (c) For years 2 and 3 the rent would be £13,000 per annum.
- (d) The rent would be payable weekly in advance by standing order directly to the landlords bank account.

#### **RENT REVIEW**

There would be rent reviews at 3 yearly intervals commencing on the third anniversary of commencement. Review upwards only.

#### **PREMISES LICENCE**

It would be the responsibility of the tenant to effect the transfer of the premises licence and to assume all responsibilities in connection therewith.

#### **REPAIRS**

The parties have informally agreed that the Landlord will carry out at his expense a roof repair over that part of the roof covering the rear section of the restaurant. The timing of that repair will be agreed between the parties. Thereafter the tenant shall be responsible for all repairs (internal and external).

#### **INSURANCE**

Full details of buildings insurance will be supplied to the Tenant

#### **VAT**

The Landlord is not registered for VAT. The tenant shall confirm if he is VAT registered or whether he has made any election in respect of VAT.

#### EPC

The Landlord shall produce an Energy Performance Certificate as soon as possible and in any event prior to commencement of the let.

#### SERVICES

The gas and electricity supplies are presently disconnected. The tenant shall be responsible for arranging and paying for reconnection of these and any other services.

#### SUMS PAYABLE AT ENTRY

At entry the tenant shall pay a deposit equivalent to 3 months rent and a further two months rent in advance. In addition the tenant shall reimburse the annual buildings insurance premium as advised.

#### LEGAL COSTS

Both parties shall bear their own legal costs in connection with the negotiation of and preparation of the Lease. The tenant shall be responsible for payment of any SDLT (Stamp Duty) thereon and the cost of obtaining two registered Extracts of the Lease.

#### **OFFERS TO LEASE**

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed. References may be required.

#### **DISCLAIMER**

##### **THE PROPERTY MISDESCRIPTIONS ACT 1991**

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. In particular certain details, such as area measurements are approximate and are for guidance only and are not guaranteed. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. The attention of all parties is drawn to the fact that the photographs of the premises in these particulars were taken when they were trading