

DM HALL

For Sale
TRADITIONAL PUB



‘THE NORMANDY
BAR’,
TROQUEER ROAD,
DUMFRIES,
DG2 7DF

236 sq m
(2,540 sq ft)

Property Details

- Located south west of Dumfries town centre
- Well established business with steady turnover
- Traditional bar premises with function suite and external seating area
- Gross floor area of 236 sqm (2,540 sqft)
- 100% Rates relief available on pub
- Potential for alternative uses
- Offers over £180,000 are invited

LOCATION

Troqueer Road is a mixed commercial and residential locality, a short walk south of Dumfries town centre, crossing St Michaels Bridge over the River Nith, with the property occupying a prominent corner position with McKenzie Terrace, next door to a Morrison Local convenience store.



Property Details

DESCRIPTION

'The Normandy Bar' is a well-established, traditional wet sales pub serving the immediate local community. The pub occupies a prominent corner position and is contained over the ground floor of a two-storey building.

The property has a main lounge bar, with a games room with pool table extending out to an external seating area, a private function hall to the rear with toilets serving both areas, a managers office and a basement cellar/drinks store. There is planning permission in place to create a kitchen and provide a food offering.

An indicative floorplan is provided.

'The Normandy Bar' is offered for sale in 'walk in' condition and would suit an owner occupier, with the vendor seeking to retire.

The business is open seven days per week with restricted hours to suit the vendor but is licensed from 9am-12 for the full seven days. Annual sales are consistently in the region of £180,000.

Trading accounts and further business information can be provided to interested parties after a viewing has taken place

AREAS

The property extends to the following gross internal floor areas:

Floor	sq m	sq ft
Pub	209	2,250
Basement	27	290
Total	236	2,540



Property Details

RATING

The rateable value is £11,600 and the building qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

PRICE

Offers over £180,000 are invited to include the heritable property, goodwill, fixtures and fittings of the business but not the stock, which will be priced at valuation.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

EPC

EPC available upon request.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

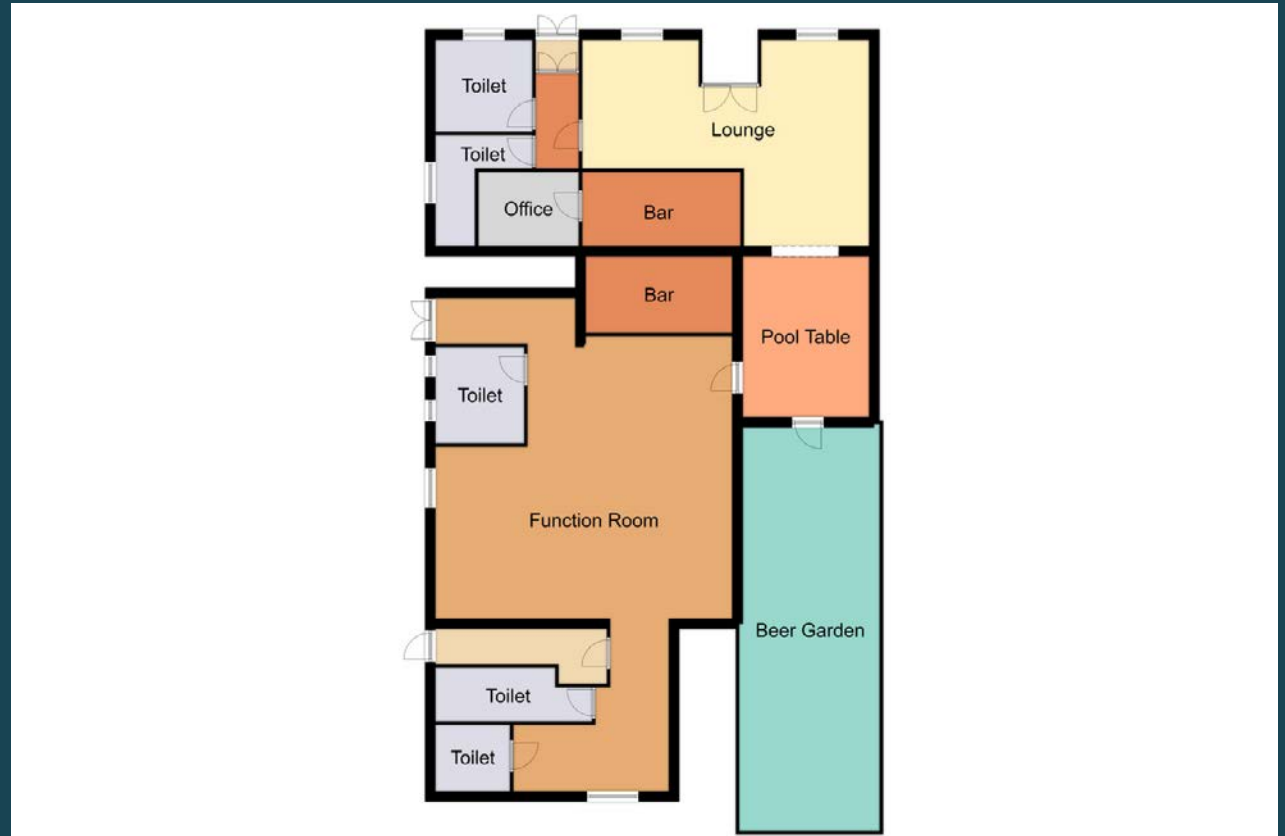
Anti Money Laundering

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

DM HALL



Regulated by
RICS



Make an enquiry

Anthony Zdanowicz

07768 031297

anthony.zdanowicz@dmhall.co.uk

DM Hall Commercial Department

15 Miller Road

Ayr, KA7 2AX

01292 268055

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.