



The Robert Hamilton

Ref: 5254988

12-14 Bank Street, Airdrie, ML6 6AF

Freehold: £300,000

Vacant Public House

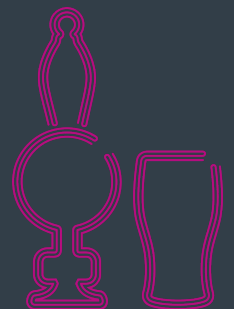
Substantial Trading Area Over Two Floors

Prominent Detached Property on High Street

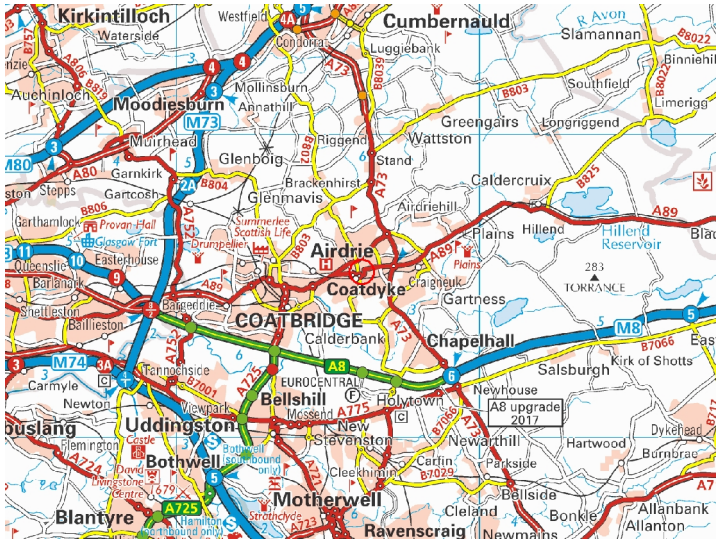
Fully Fitted Commercial Kitchen

Potential Accommodation Development

Viewing Recommended. EPC Rating G



This property is situated in a prime location in the city centre of Airdrie and within easy walking distance of the main train station. The building is currently vacant and previously traded as a public house with a food offering. There is scope for residential development due to its size and location, this would require planning consent.



Location

The Robert Hamilton is located in Airdrie, a North Lanarkshire town approximately 15 miles east of Glasgow. Airdrie is a busy commuter town located approximately 16 miles east of Glasgow and 35 miles west of Edinburgh.

The property is situated within the heart of the town centre, on the east side of Bank Street, where there are many local businesses within the area and Airdrie Train Station only a five minute walk.

The Opportunity

The business was well known within the community and used by the locals and visitors to the town.

The property previously traded as a successful Wetherspoons and recently under an independent owner, however, we are confident that the site has the potential to cater for many concepts going forward.

Gross internal area of around 8,217sq.ft and could therefore be developed for other use.

Ground Floor

Trading accommodation with single bar servery with customer seating arranged over two split levels, including disabled WC and glass wash-up area.

First Floor

There is additional trading accommodation to the rear mezzanine level with customer WCs, kitchen, cellar and manager's office. These are accessed by a separate staircase to the front.

Second Floor

Staff accommodation, storage and plant room.

Fixtures & Fittings

The property is being sold with vacant possession.

External Details

External raised drinking area to front of the building with space for picnic benches.

There is delivery access and communal parking to the rear of the property, shared with other businesses.

Regulatory

The property benefits from a Premises Licence permitting the sale of alcohol until midnight Sunday to Thursday and 1.00am Friday to Saturday

Business Rates

The Rateable Value as at 1 April 2023 is £63,000. Confirmation of actual rates payable can be obtained from the local Authority.

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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