



# The Corner House

Ref: 6854049

Harbour Street, Tarbert, PA29 6UB

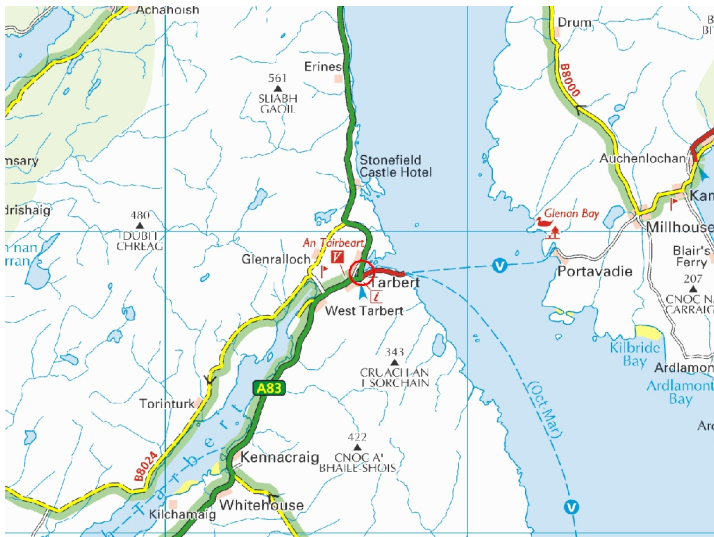
Freehold: £350,000

- Well situated in centre of village
- Strong profits / high barrelage
- Easily managed business
- Can accommodate 70 seated
- Popular area for tourists
- EPC Rating E



A great opportunity to acquire an easily managed and well performing public house in Tarbert. The business benefits every year from a high influx of tourists throughout the summer, as well as visitors making their way to the Whisky Isle using the Islay ferry service.

The Corner House would be well suited to both an owner or operator or multiple operator.



### Location

Tarbert is situated on the West Coast of Scotland, specifically within the Argyll and Bute region. The village is surrounded by stunning natural landscapes, rugged coastlines and picturesque lochs defining the scenery. The area is known for its scenic beauty, making it a popular destination for out enthusiasts and tourists.

Campbeltown is around 37 miles south via the A83 with Glasgow being around 103 miles east via the A83. Tarbert Golf Club which is located nearby, has a challenging 9-hole course and welcomes both members and visitors.

The ferry terminal is located within Tarbert and offers a continuous service to Portavadie. Kennacraig terminal which is a short five minute journey by car provides a service to Colonsay, Islay and Arran. There is also a frequent service from Campbeltown to Ballycastle in Northern Ireland via the Kintyre Express.

### The Opportunity

A great opportunity to acquire a 'wet led' public house in Tarbert. The property has been owned by our clients for over 30 years and are now selling due to the retirement of the existing management.

The Corner House offers a wide variety of malt Whisky, draught, spirits and wines and is very popular with locals as well as attracting a high volume of tourists throughout the summer months. It is the only 'pub' in the village and is popular for hosting live music, showing live sport and pool.

The business would be well suited to both an owner operator or multiple operator due to the existing profitability however, there is no doubt that there is huge potential to further increase the income going forward.

Tarbert is a real festival hotspot and hosts up to 10 festivals a year, normally beginning in May and end around December.



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### Internal Details

Entry is via a single door to the front with a large wooden bar to the rear. The bar can accommodate for around 70 via moveable tables and chairs, as well as fixed seating booths. The room is well decorated throughout filled with good natural lighting and a wood burning stove which is a great feature in the bar area. A pool table dominates the floor space to the left as you enter.

Male and female toilets are to the right of the bar via a small corridor.

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### Fixtures & Fittings

All fixtures and fittings are included within the sale (excluding any personal items).

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### External Details

A ground floor property of stone construction. The first and second floor is unrelated accommodation.

On-street parking is available on a first come first served basis, a seating area which is regularly used by customers is situated directly opposite the business.

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### Trading Hours

Monday - Sunday  
11.00am to 1.00am

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### Regulatory

Premises License



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### Trading Information

Full trading information will be provided to seriously interested parties after a formal viewing.

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### Business Rates

The Rateable Value from 1 April 2023 is £15,500. Confirmation of actual rates payable can be obtained from the local Authority.

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## 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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Edinburgh



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