

**TO LET**

**Fully Renovated Pub in Quaint Scottish Village**



**The Swan**

**102 Main Street, Banton, Glasgow, G65 0QW**

**Offers in the Region of £45,000 – Ingoing Premium / Rent £25,000 Per Annum**

Find out more at  
[www.g-s.co.uk](http://www.g-s.co.uk)

- **Well Situated, Public House in a Quaint Rural Village Offering Outstanding Accommodation**
- **Fully Renovated Public House Oozing with Period Features**
- **Prominent Location in the Centre of the Village with High Footfall from Locals and Tourists**
- **Charming Characterful Property Offering Exceptional Spaces in Turnkey Condition**



## INTRODUCTION

The Swan is situated in the idyllic village of Banton, a stones throw from Banton Loch. The pub offers a charming warm atmosphere with a well-stocked bar and bistro. Situated close to various bike trails and walking routes, the pub is a hub of activity for locals and visitors.

Situated on one of the oldest streets in Banton, this renovated public house is packed with character with its restored period features, giving a true sense of the village's rich history. The pub seamlessly blends Scottish traditional features with contemporary comforts to provide a memorable visit.

## THE PROPERTY

The property hosts a quaint bar/bistro on the ground floor and a separate one bedroom apartment on the first floor which has been recently refurbished and hosts a modern neutral interior.

The pub's exterior is immaculately presented and benefits from an inviting entrance, oozing charm and character. Its interior is equally delightful, combining rustic elements with modern design to create an atmosphere of relaxed sophistication.

From a business perspective, The Swan Inn offers a great opportunity to run a lifestyle business in Banton. The property already benefits from a stellar reputation and a loyal customer base, attracting visitors from near and far throughout the year. The attention to detail and charm means the property is attractive to a wide range of customers future proofing the business.

## ACCOMMODATION SUMMARY

### Public accommodation

- Bistro (47 Covers)
- Bar (16 Covers)

## Service areas

- Commercial kitchen
- Prep dish wash area
- Stores

## Owners' accommodation

- Living room
- Dining kitchen
- Double bedroom

## TRADE

The Turnover and further information for the business will be shown to seriously interested parties following a formal viewing.

## STAFF

TUPE regulations will apply to all members of staff.

## LICENCE

The Premises is Licensed under the Licensing (Scotland) Act 2005.

## SERVICES

Mains drainage, electricity and water are all connected to the property. CCTV and Burglar Alarms are installed. There is a zonal fire alarm system.

## ENERGY PERFORMANCE CERTIFICATE

EPC will be shared with interested parties.

## RATEABLE VALUE

The Swan Inn Rateable Value is £15,500 (Effective Date: 01/04/2023).

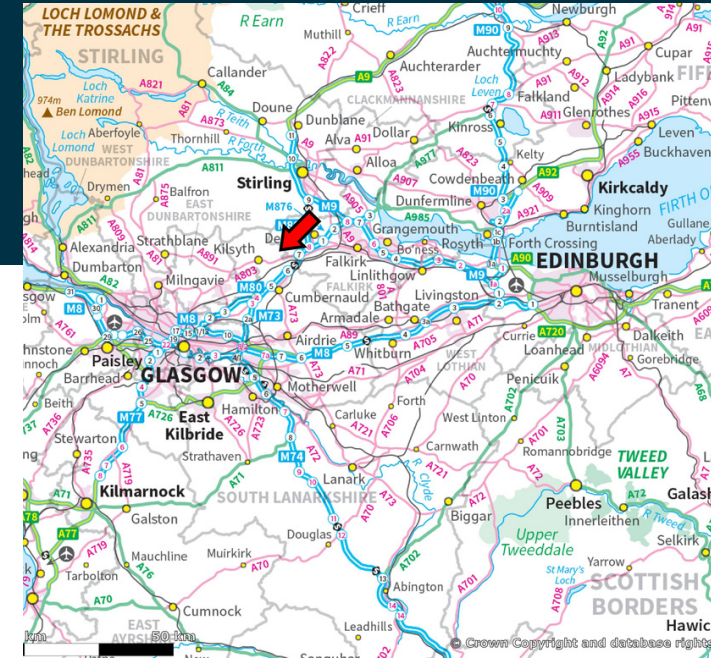
## TENURE

Leasehold Interest of the Public House.









## PRICE

Offers of £25,000 per annum are being sought for the rent with offers in the region of £45,000 for the ingoing premium being invited for the leasehold interest in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

## EXCLUSIONS

There are no exclusions.

## FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

## VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

## OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald, 233 St Vincent Street, Glasgow, G2 5QY

To arrange a viewing please contact:



**Martin Sutherland**  
**Licensed Trade & Business Agent**  
Martin.Sutherland@g-s.co.uk  
07768 704 203



**Emily Hewitson**  
**Hotel & Licensed Trade Agent**  
Emily.Hewitson@g-s.co.uk  
07795 518 627



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

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Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.