



The Grapes, 4-6 Bridge Street

Stranraer, DG9 7HY

Offers in Region of **£210,000**

The Grapes

4-6 Bridge Street, Stranraer

An opportunity arises to acquire a most popular public house located within the very heart of the town of Stranraer which has been trading from this location since 1862. This is a very well-established business which has been presented as 'Wigtownshire Pub Of The Year' on five occasions.. The public bar and rear lounge bar enjoy a loyal customer base and are popular with both locals and visitors alike serving traditional ales and offering live music hosting various different acts from all over the world.

The town's harbour front is earmarked for redevelopment and The Grapes is ideally situated to benefit from any future developments.

The property is a listed building in good condition throughout having kept most of it's original features having little alterations over the years. The property offers, main public bar to the front with a lounge to the rear allowing the main bar to serve both. The property also comprises on the upper floor, a 'quiet lounge' leading to the female toilets as well as a function suite with it's own bar. This property benefits from a fully working 'mini-kitchen' passed by environmental health allowing the opportunity to serve food which then leads out the beer garden allowing access to the cellar and outbuildings to the rear.

PLEASE NOTE: There are extensive outbuildings to the rear with potential for conversion subject to planning consent.





Public Bar

Rear Lounge

Quiet Lounge

Upstairs function room

'Mini Kitchen'

Beer garden

Cellar



Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.