

FOR SALE

Unique Opportunity to Purchase a Substantial Building in Village Centre



The Crees Inn

Main Street, Abernethy, Perth, PH2 9LA

Offers Over £325,000 - Freehold

Find out more at
www.g-s.co.uk

- **Unique Opportunity to Purchase a Substantial Building in Village Centre**
- **Range of Public Areas Lounge Bar; Restaurant; Snug**
- **4 En-Suite Letting Rooms; 3-Bedroom Owners Accommodation**
- **Outside Seating Area**
- **Business Presently Closed - Possible Development Opportunity (STP)**



INTRODUCTION

The Cree's Inn is a traditional licensed premises set in the Perthshire village of Abernethy. The village lies approximately 8 miles south of Perth and is one of the main roads leading to Fife. The Cree's Inn is the only licensed premises in the village and its availability offers a fantastic opportunity for a hands-on operator to own and run their own business.

The Cree's Inn offers a substantial restaurant and lounge bar area with a magnificent hand-made elm bar servery. There is also the snug area which, in the past, has been used as the breakfast room for residents. At first floor there are 4 well presented en-suite letting bedrooms. In addition there is also substantial owner's accommodation comprising 3-bedrooms, lounge and large kitchen. Externally, The Cree's Inn has ample seating to the front as well as a large outdoor seating area to the rear. There is also private car parking located across from the outdoor seating area.

The sellers have, successfully, owned and operated the business for 8 years and due to personal reasons have shut the business, since the end of 2023. The Premises Licence remains in place.

Given the size of the building and extensive accommodation there may be a possibility of conversion to residential properties

THE PROPERTY

The Cree's Inn is of traditional stone construction under a pitched slate and tile roofs. The accommodation is arranged over ground and first floor levels containing public bar, restaurant, snug and letting rooms.

The property is within 20 miles of St Andrews , 39 miles from Edinburgh airport , Abernethy is very centralised in the heart of Perthshire. New development of up to 1300 homes within 4.5 miles currently being built.

ACCOMMODATION SUMMARY

We have summarised the accommodation for The Crees Inn, very briefly, as follows:-

Public Areas

- Lounge Bar (25)
- Restaurant (34)
- Breakfast Room/Private Dining Seating (up to 22)

Letting Bedrooms

4 Letting Bedrooms to sleep 8

- 4 x double

All bedrooms ensuite; 4 x shower only

Owners Accommodation

- 3 Bedrooms (1 with en suite shower), Shower Room, Living Room, Office, Kitchen, Utility Room & WC.

Service Areas

- Commercial Kitchen
- Freezer Room
- Range of Stores
- Beer Cellar

Outside

- External Seating (34) to front
- Outdoor seating area (70) to rear with outdoor Bar Hut
- Car Parking (10 spaces)
- Outdoor Shed

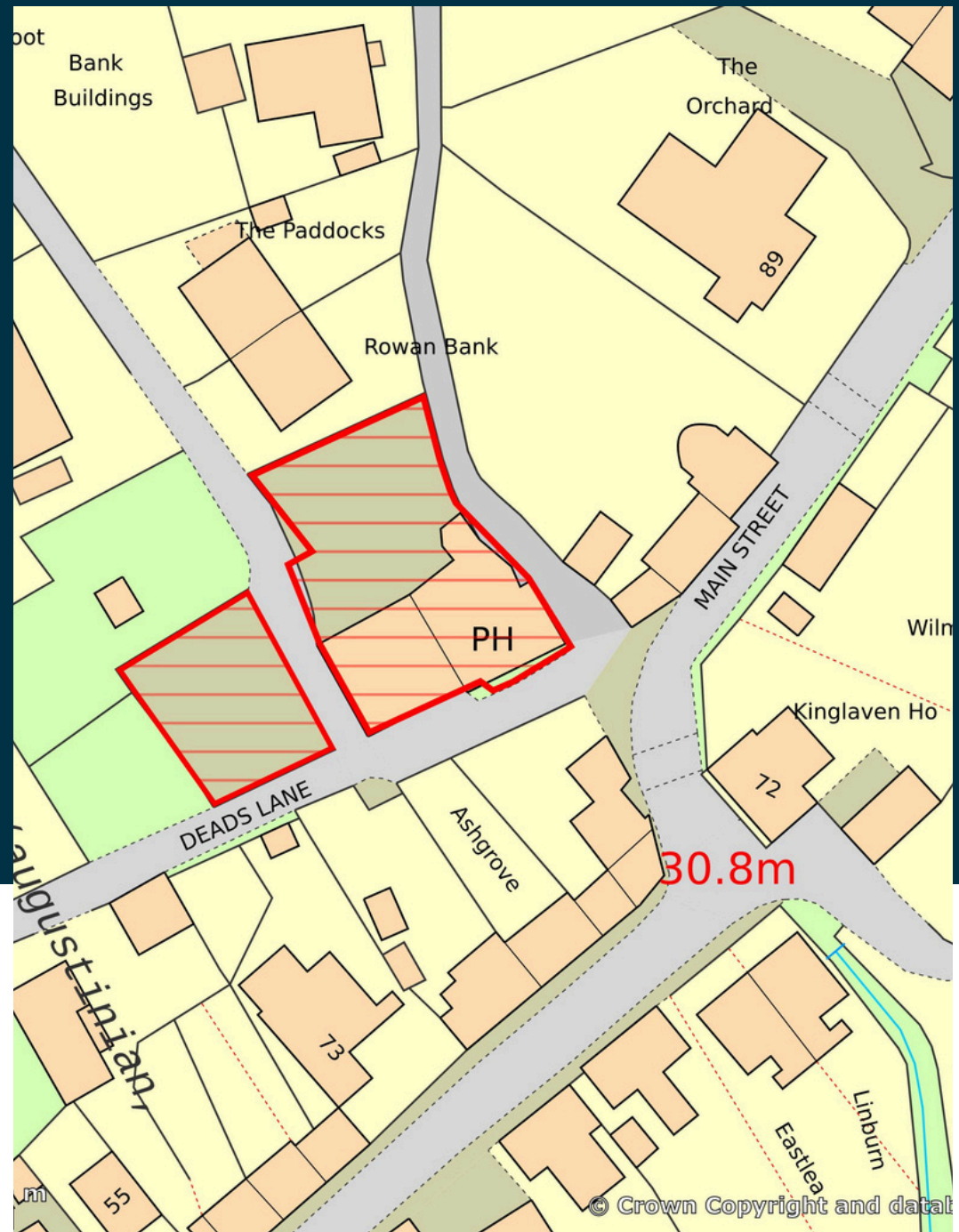
TRADE

Historic trading information can be provided to genuinely interested parties after viewing of the property.













LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

SERVICES

Mains water, electricity and drainage. Oil fired heating and hot water. LPG gas for cooking.

ENERGY PERFORMANCE CERTIFICATE

The Crees Inn – EPC Rating - G.

RATEABLE VALUE

The Crees Inn - Rateable Value - £11,200 (1st April 2023).

TENURE

Heritable (Freehold) / Outright Ownership)

PRICE

Offers over £325,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment.

To arrange a viewing please contact:



Martin Sutherland
Licensed Trade + Business Agent
martin.sutherland@g-s.co.uk
07768 704 203



Katie Tait
Surveyor - Hotel + Leisure
katie.tait@g-s.co.uk
07500 423 941

EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase agreements.

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 and Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB



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.

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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.