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Offers Over £265,000 are invited

Thistle Inn
Dalrymple Street
Stranraer
DG9 7EY

An opportunity to acquire a well established, town centre, family run public house located just off the very heart of the town. The business has been trading from this location for over forty years and enjoys a loyal customer base but with yet further potential for development. Stranraer's waterfront is to undergo a programme of redevelopment over the forthcoming years. There is the added benefit of most spacious owner's accommodation on the first floor, bungalow and 5 chalets.





DESCRIPTION:

An opportunity arises to acquire a public house and owner's accommodation, located within striking distance of the very heart of the town of Stranraer. This is well established family run business trading from the same location for over forty years and is being sold as a going concern. There is the added benefit of a 2 bedroom bungalow and 5 letting chalets, included in the sale price.

Of traditional construction the property is in good condition throughout and provides great potential for further ongoing development. Enjoying a loyal customer base it is well positioned to attract new business and those in search of a business investment are recommended to view.

THISTLE INN
PUBLIC BAR, LOUNGE BAR, WC's,
BEER CELLAR, KITCHEN

OWNER'S ACCOMMODATION
LOUNGE, KITCHEN, 2 BATHROOMS,
4 BEDROOMS

BUNGALOW
LOUNGE, KITCHEN, BATHROOM, SHOWER ROOM,
2 BEDROOMS

CHALETs
5 LETTING CHALETs

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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NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout..

COUNCIL TAX

Band TBC

EPC RATING

TBC

SERVICES

Mains gas, electricity, drainage and water.

VIEWING ARRANGEMENTS

Through the selling agents, South West Property Centre Limited at their Stranraer office.
01776 706147

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.