

**FOR SALE**

Charming village Pub on a prominent water-side plot

**GRAHAM  
SIBBALD**



**The Strone Inn**  
**Shore Road, Strone, Dunoon, PA23 8TA**  
Offers in the region of £275,000

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

- Charming village Pub on a prominent water-side plot
- Well-equipped unit with fully fitted kitchen, bar and bistro
- Fantastic opportunity to run a lifestyle business in a idyllic location
- Newly refurbished bar and restaurant with development potential in the owners flat upstairs
- Outside terrace with outstanding views over the bay

### INTRODUCTION

The Strone inn is a charming village pub situated on an idyllic plot overlooking the Holy Loch. The subjects comprise an extensively renovated Licensed Bar and Bistro with a fully fitted kitchen and w.c facilities on the ground floor and a three bedroom flat on the upper floor.

The Bar and bistro have been sympathetically modernised, seamlessly blending the traditional features with modern design to offer a true sense of Scottish Hospitality. There is a fully restored fireplace, perfect for those winter nights.

The property benefits from a spacious three bedroom flat on the first floor which could be utilised as fantastic owners' accommodation or a rental property. The Strone is offers excellent views across the Holy Loch and beyond which can be enjoyed from the outside seating where you can take in the captivating views. The property also benefits from a mooring to the front of the property.

The business is a fantastic lifestyle business with a strong local following and frequent return customers. As the owners move onto pastures new they have left behind a great business for the purchasers to build-upon.



## ACCOMMODATION SUMMARY

### Public Areas

- Bar and Bistro Seating 40 Covers
- Male, Female and Toilets
- Outside terrace

### Service Areas

- Fully Fitted Kitchen

### Owners accommodation

- Three bedroom flat

### TRADE

Accounts 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

The property is connected to mains electricity and water. The property has bottled gas for cooking and oil for heating along side the wood burning stoves.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate will be provided upon request.

## RATEABLE VALUE

The rateable Value is £6,600 (effective date 01/04/2023)

## TENURE

The Heritable (Scottish equivalent of Freehold) interest of the property is being sold.

## EXCLUSIONS

There are no exclusions in the sale.











## PRICE

Offers over £275,000 are invited for the heritable (freehold interest) 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.

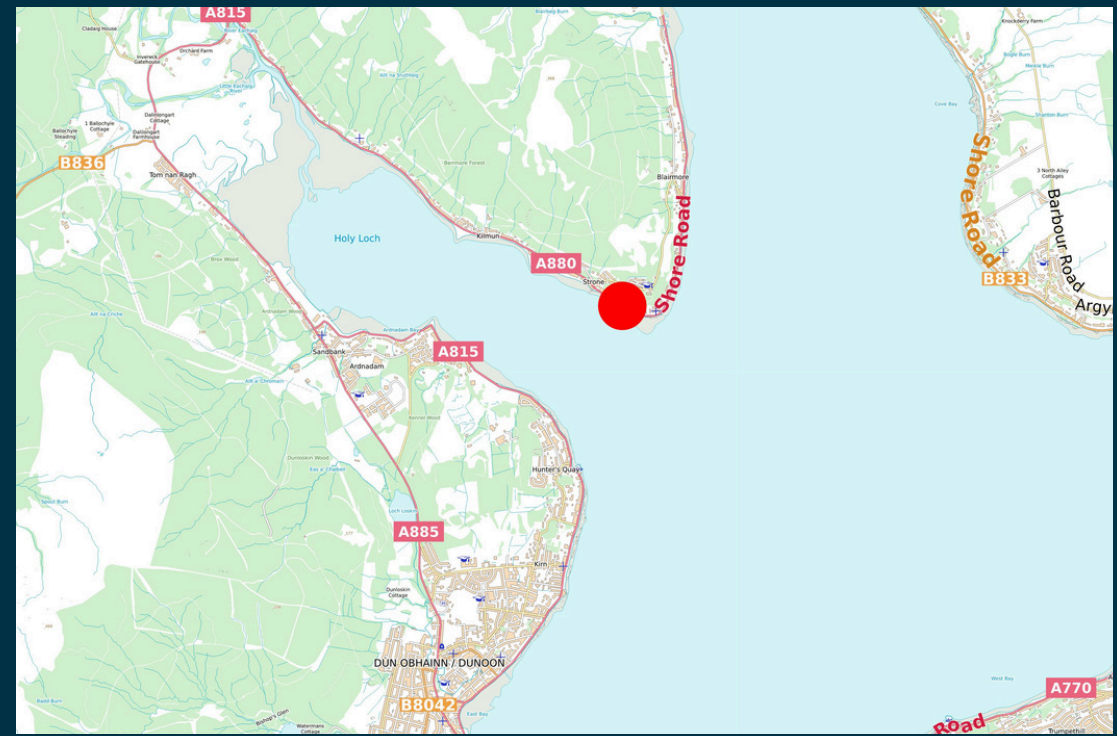
## VIEWING

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:



**Emily Hewitson**  
Surveyor - Licensed Trade  
Emily.Hewitson@g-s.co.uk  
07795 518 627



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



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.

Date published: September 2024

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.