

FOR SALE

**'THE SWAN INN'
SHEUCHAN STREET,
STRANRAER, DG9 0EA**



An opportunity to acquire a well established family run public house with the recent addition of two new en-suite family letting rooms. It is ideally situated within the popular residential west end of Stranraer to attract a wide range of clientele from a large surrounding area. The property also benefits from being adjacent to the shores of Loch Ryan, Agnew Park and only a short distance from the town centre, yachting marina and ferry service to Northern Ireland. This is a superb family business that enjoys a loyal customer base, friendly atmosphere and excellent trading figures.

***PUBLIC BAR, LOUNGE BAR, 2 FAMILY LETTING ROOMS
(BOTH EN-SUITE), WC'S, BEER GARDEN, CAR PARK, GARAGE***

OWNERS ACCOMMODATION

***PORCH, HALLWAY, LOUNGE, 'DINING KITCHEN',
BATHROOM, 4 BEDROOMS***

GUIDE PRICE: £300,000



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

**Charlotte Street
Stranraer
DG9 7ED
Tel: 01776 706147
Fax: 01776 706890**

www.swpc.co.uk

DESCRIPTION:

The Swan Inn is a most pleasant, well established local inn occupying a prime location within the popular residential west end of Stranraer which enjoys a loyal customer base from the large surrounding area. Ideally situated adjacent to the shores of Loch Ryan, Agnew Park and only a short walk from the town centre, yachting marina and ferry service to Northern Ireland. The property benefits from the recent addition of two en-suite family letting rooms, beer garden, car park and garage. Of traditional construction under a tile roof, the property is in excellent condition throughout and is in good decorative order. The range of facilities are neat, efficient and easily manageable and have been kept up to date over recent years. In addition to the spacious trading areas there is also very well proportioned owners accommodation above. Stranraer's waterfront is to undergo a programme of redevelopment over the forthcoming years and The Swan Inn is ideally positioned to capitalise on any future waterfront developments. The business is an ideal opportunity for the first time / family owners who will be able to continue the profitable style of trade.

PUBLIC BAR: (43ft 4in – 19ft at the widest)

The public bar comprises the bar itself with beer pumps, spirits gantry, ample shelving, glass washer, sink unit and till. Seating areas which have been laid out with pleasant wooden tables & chairs and a games area with dart board, pool table and juke box.



Public bar



LADIES/GENTS WC'S:

These facilities are shared with the lounge bar and are located in a hallway to the rear of the property.

LOUNGE BAR: (41ft 11in – 18ft 8in)

This is a most spacious lounge bar/function room which can hold up to 94 people. There is a stage for live music events, dance floor and partition doors to reduce the room size for smaller functions.



Lounge bar



Lounge bar with partition closed



Lounge bar with partition closed



Dance floor & stage

FAMILY ROOM: (15ft 5in – 13ft 9in)

A most spacious family letting room to the front with satellite TV point, CH radiator and tea/coffee making facilities.



EN-SUITE: (6ft 3in – 5ft)

The newly installed en-suite comprises a WHB, WC and shower cubicle with a Triton electric shower. Respatex wall panelling, tiled flooring, extractor fan and heated towel rail.



TWIN ROOM: (12ft 9in – 9ft 9in)

A further spacious family letting room to the front with satellite TV point, CH radiator and tea/coffee making facilities.



EN-SUITE: (6ft 6in – 5ft 9in)

The newly installed en-suite comprises a WHB, WC and shower cubicle with a Triton electric shower. Respatex wall panelling, tiled flooring, extractor fan and heated towel rail.



BEER GARDEN:

Located to the rear of the property this is a spacious beer garden with a licence for up to 70 people. There is a range of bench style tables and chairs with parasols.

CAR PARK:

To the rear of the property the car park has ample room for up to 5 cars.

OWNER'S ACCOMMODATION:

PORCH: (5ft 6in – 2ft 10in)

The property is accessed by way of uPVC storm door. Laminate flooring and astragaled door to the hallway.

HALLWAY: (17ft 5in – 2ft 11in & 16ft 9in – 4ft 3in)

The 'T' shaped hallway provides access to all of the accommodation. Partial laminate flooring, CH radiator and access to the loft.

LOUNGE: (16ft 11in – 13ft 2in)

A most spacious main lounge with window to the front. There is a wooden fire surround with marble style insert and hearth housing a gas fire with back boiler. CH radiator, TV/satellite point, matching ceiling and wall lights.



KITCHEN: (12ft 11in – 11ft)

The kitchen has been fitted with a full range of floor and wall units in oak with ample onyx style worktops incorporating a one and a half bowl sink with mixer tap. Built in oven, 4 ring electric hob, cooker extractor hood, glazed display cabinets, laminate flooring and window to the rear. There is plumbing for an automatic washing machine and dishwasher.



DINING AREA: (12ft 11in – 9ft 7in)

The dining area is laid out in an open plan basis with the kitchen. There is laminate flooring, CH radiator, TV/satellite point, telephone point and window to the front.



View from Kitchen

BATHROOM: (9ft 5in – 7ft 5in)

The bathroom has been fitted with a coloured suite comprising WHB, WC, Bath and fully tiled shower cubicle with Triton electric shower. Ceramic tiling to half wall height, Dado rail, CH radiator, tiled flooring and window to the side.



BEDROOM: (9ft 3in – 8ft 2in)

A double bedroom to the side with a built in wardrobe, CH radiator and TV/satellite point.



BEDROOM: (11ft 9in – 7ft 4in)

A further double bedroom with window to the side, large walk in cupboard housing the hot water tank, CH radiator and TV/satellite point.



BEDROOM: (9ft 11in – 8ft 4in)

A double bedroom with window to the side and laminate flooring.

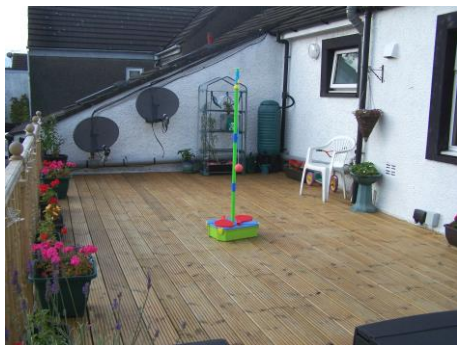


BEDROOM: (16ft 10in – 10ft)

A spacious main bedroom to the front with TV/satellite point, CH radiator and ceiling light with fan.



Owner's decking area



ENTRY: Negotiable

VIEWING: By appt with S.W.P.C

DETAILS PREPARED: 21/05/2009

RATEABLE VALUE: £14,000 p.a.

GENERAL:

The hostelry is being sold as a going concern. Trading figures will be made available to interested parties at the time of Viewing. The purchase price includes furnishings associated with the running of the business but does not include stock and personal items.

SERVICES:

Mains electricity, LPG supply, drainage and water.

OFFERS:

All offers for the above property should be made in writing to

South West Property Centre Ltd, Charlotte Street,
Stranraer, DG9 7ED.

Tel: (01776) 706147 Fax: (01776) 706890

www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale.