

BROWN & McRAE

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NOTARIES PUBLIC

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THE CROWN BAR FRASERBURGH



OFFERS OVER £79,000 + S.A.V.

Accessed off Lane located between the heart of Fraserburgh's town centre and the bustling Harbour front, these Licensed premises which are now available for sale as a going concern. This thriving traditional public house has a good sized well equipped public bar with an office, ladies and gents toilets. Behind the bar which is most of the length of the room are ample beer pumps and optics, 2 cash registers, 2 drinks chill cabinets, double stainless steel sink and drainer and separate stainless steel sink. Hatch gives access to the beer cellar which can also be accessed off the lane. The lounge bar is located on the first floor with ladies and gents toilets. There is fixed upholstered bench seating with separate tables and chairs throughout both bars.

FOYER	Entering through double doors off Lane. Ceramic tiled floor. Part glazed door to Lounge Bar and double doors to:
PUBLIC BAR	<p>6.3m x 4.35m (53'6" x 14'3"). Traditional wooden bar extends down most of the length of the room and fitted with a real Ale font, Guinness font, 8 beer fonts and a cider font, 29 optics, double-bottled 'by the glass' wine dispenser, Cool trader 750 bottled beer chill, refrigerator, round steel sink, double steel sink and double drainer, 2 cash registers. Double glazed windows to the front and side provide superb views over the Harbour. Wood panelling to walls, upholstered bench seating with separate tables and chairs combining to seat approximately 40. There is a coin operated games/quiz machine and bandit on rental. The wall mounted cigarette dispenser is provided by cigarette company. Ceiling striplights, ceiling mounted radiant gas heater, wall mounted TV with Satellite and Video. Hatch located behind bar gives access to the Beer Cellar. Door to SPIRIT STORE.</p> 
OFFICE	2.27m x 1.97m (7'6" x 6'6") window to front with stunning views of the harbour. Phone point.
LADIES TOILET	Aqua panelling to full height with ceramic tiled floor. Wc, corner mounted whb with soap dispenser. Xpelair.
GENTS TOILET	Urinal, separate toilet cubicle. Whb with cupboard beneath.
UPSTAIRS	
LANDING	Window to rear. Cupboard. Double doors to:
LOUNGE BAR	 <p>11.46m x 4.45m (37'7" x 14'7"). Bar servery with flush lighting above, 2 beer fonts, cider font, 11 optics, double steel sink and double drainer, cash register and bottled beer chill. Upholstered bench seating with separate table and stools to seat approximately 65. Wall lights, 2 electric panel heaters. Wall mounted juke box.</p>
LADIES TOILET	Whb with cupboard storage beneath. Toilet cubicle.
GENTS TOILET	Urinal, whb and separate toilet cubicle.
BEER CELLAR	5.05m x 3.13m (16'7" x 10'4") Accessed off lane and also via steps leading from hatch behind bar.
POST CODE	AB43 9AE
RATEABLE VALUE	£9,500
RATES PAYABLE	£4,351 for year 2008/09. (From 1 st April 2008 purchasers of small businesses may qualify for 40% relief).

ACCOUNTS	Extract Profit & Loss Accounts can be made available to genuine enquirers on request from their Agents.
ASKING PRICE	Offers over £79,000 are fully expected, plus stock at valuation.
VIEWING	By arrangement with the Selling Agents.
ENTRY	By arrangement.
OFFERS TO	Messrs. Brown & McRae (Ref: IMcR)

NOTE: While the foregoing particulars are believed to be correct they are not guaranteed and all interested parties should satisfy themselves on all points before offering.