

BROWN & McRAE

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THE ARK INN SHORE STREET, SANDHAVEN



OFFERS OVER £145,000 + S.A.V.

FOR SALE AS A GOING CONCERN this well established licensed premises with 2 bedroomed owner's accommodation above. This thriving and popular establishment is situated within the shoreline of the coastal villages of Sandhaven and Pitullie and has stunning uninterrupted views of the sea. The bar has been maintained to a high standard and enters through doors from the front and side. Fitted with a 'American white oak' bar with beer, cider and soft drink pumps, optics, a stainless steel sink, drainer and drip tray, as well as a cash register; drinks chill cabinets and a freezer. The room has numerous table and chairs with upholstered bench seating, Satellite TV wired to 3 wall mounted televisions and an overhead projector with electric operated screen and a new supreme pool table. There is a door leading to the ladies and newly refurbished gent's toilets. The current landlord runs a full schedule of activities most evenings which includes local darts and pool teams, private parties, funeral teas and occasional live music.

The self contained owner's accommodation can be accessed from the bar or by a private doorway from the side. There is a generous sized bright and airy living room, fitted kitchen, 2 bedrooms and a split-level bathroom. Outside there is a garage to side with door leading to the beer cellar and spirit store. The bar and house both benefit from UPVC woodgrain effect double glazing and oil fired central heating.

BAR



10.77m x 9.55m (35'4" x 31'4") entering through either a UPVC woodgrain effect door to front or a hardwood door to the side to entrance vestibules with hardwood part glazed doors into the bar. The 'American white oak' bar has beer, cider and soft drinks pumps, 2 double doored drinks chill cabinets, a single doored drinks chill cabinet, freezer and cash register. Optics with etched glass mirrors behind and illuminated pelmet above. Open shelving and cupboard storage. Numerous table and chairs with bench seating which is divided into 2 areas. Games area with a pool table and dart boards. There are 3 wall mounted television screens with Satellite TV and an overhead projector with electrically operated screen. There are leased gaming machines, juke box and cigarette machine. Windows to the front and side with louvre blinds, radiators. Cupboard housing the electric meter, light switches and security alarm. Door to private owner's accommodation and door to:

HALL

Emergency exit door which leads to passage with further door to street and wooden gate leading to the oil central heating tank and boiler.

GENTS TOILET

These toilets have been completely refurbished in the last few weeks which include tiling to the walls and floors, 2 urinals, corner mounted wash hand basin and separate toilet.

LADIES TOILETS

2 wash hand basins with cupboard storage beneath. 2 separate toilet cubicles.

GARAGE/STORE

6.83m x 5.25m (22'6" x 17'2") vehicular roller door, ample power and light. Beer cooler, Ice Machine and soft drinks pump. Door to:

BEER CELLAR Beer pumps and open shelving. Door to:

SPIRIT STORE Open shelving.

OWNER'S ACCOMMODATION

ENTRANCE Entering from private door in bar or through hardwood door from street. Security alarm. Stairs to:

LANDING Window to side with louvre blinds and views of the sea. Overhead cupboard housing the electric meter. Wall lights, radiator.

LIVING ROOM



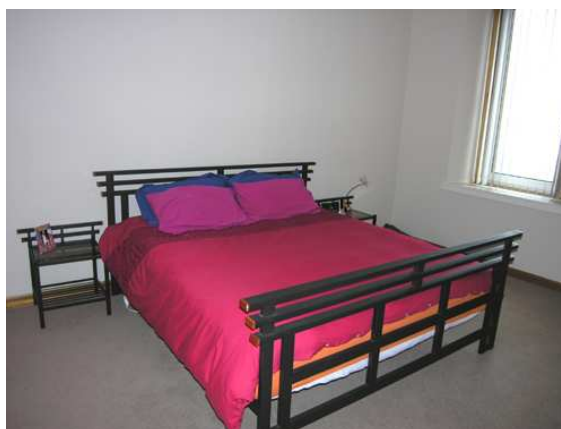
5.56m x 4.45m (18'3" x 14'7") window to side with louvre blinds. Plaster ceiling cornice with ceiling rose. Wall mounted bracket for TV and CCTV system. Phone point, 2 radiators.

DINING KITCHEN

4.43m x 3.42m (14'7" x 11'3") windows to front and side with louvre blinds. Fitted with a suite of base and wall units with glass display cabinets and open display shelving. Worktops with matching breakfast bar and tiled splash backs. Built-in electric hob with extractor hood above, double oven and grill to side. Plumbed for washing machine and dishwasher. Under counter recess for tumble dryer and fridge. Tiled effect laminate floor, numerous halogen ceiling lights. Deep recessed storage cupboard, radiator.



BEDROOM 1



4.52m x 3.73m (14'10" x 12'3") window to front with louvre blinds and views of the sea. Along one wall are fitted louvre doors providing wardrobe storage with matching overhead cupboards. Radiator.

BEDROOM 2

3.46m x 2.22m (11'4" x 7'3") window to side. Wood laminate floor, radiator. Loft hatch to attic housing the hot and cold water tanks.

BATHROOM 4.75m x 1.28m (15'7" x 4'2") Fitted with a 3-piece suite of wc, whb in vanity unit with Aqua panelling. Steps up to bath with shower and Aqua panelling to full height. Window to side, radiator.

ACCOUNTS Extract Profit & Loss Accounts can be made available to genuine enquirers on request from their Agents.

POST CODE AB43 7ER

RATEABLE VALUE £7,750 for year 10/11

COUNCIL TAX (FLAT) Currently band A

ASKING PRICE Offers over £145,000 plus stock at valuation.

VIEWING By arrangement with the Selling Agents.

ENTRY By arrangement.

OFFERS TO Messrs. Brown & McRae (Ref: MJA)



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.