



The Inns

Main Street, Forth

£300,000

ccl
PROPERTY



The Inns

Forth, Lanark, ML11 8BS

CCL are delighted to bring to market the opportunity to purchase The Inns, a successful pub/restaurant located on the Main Street of the popular village of Forth. The Inns sits on an expansive plot giving the opportunity to grow the existing business or with the correct planning consents would make a fantastic development site. Included in the sale is the owners accommodation, which is a large, self-contained, two-bedroom flat, newly decorated with a dining kitchen and roof terrace. Viewing is highly recommended to fully appreciate both the pub/restaurant business and owners' accommodation.





The Business

The Inns is popular with locals and has become the 'go to' pub within the village. The current owner has established the business over the last 20 years, growing the business each year with the addition of different beers, gins and wines, a pool table and slot machine all bring additional income. The restaurant opens from Tuesday to Sunday 9.30am-7pm and facilitates 30 covers, leaving the new owner room for growth by increasing the opening hours accordingly.

The Property

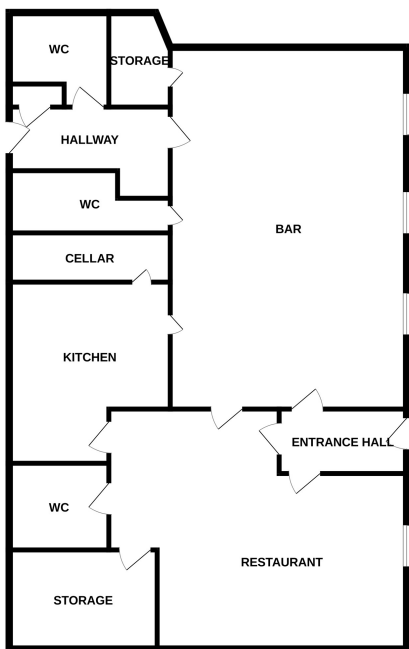
The Inns occupies a prominent position on Forth Main Street, on a larger than average plot. Accessing the property from the front via a welcoming entrance hall the restaurant is to the left and bar to the right, the property has a well-equipped commercial kitchen, ladies, gents and accessible facilities. There are ample storage cupboards and a cellar. On the first floor is the owner's accommodation which is accessed via the car park through its own front door, the flat expands over the whole first floor. With a dining kitchen, large lounge, roof terrace, and a spacious hallway which gives access to two double bedrooms each with fitted wardrobes and a modern shower room. There is ample storage throughout the property and a large attic space for additional storage.

External

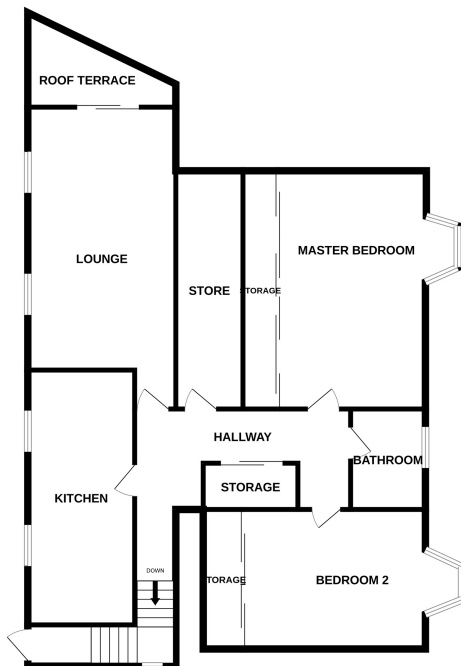
The property sits on a large plot offering the potential for future development, adding electric points for camper vans, or extending the existing building. To the rear there is a large storage container and a welcoming beer garden which is decked underfoot with picnic benches and parasols.



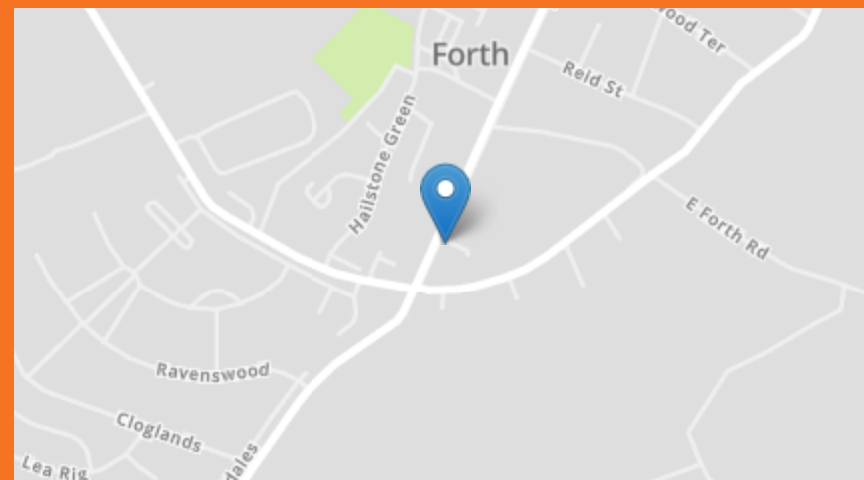
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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