

BAR Agency



KIRRIEMUIR

Angus

Situated in the very heart of Angus, the township of Kirriemuir is well known as “The Gateway to the Glens” and is therefore within close reach of outstanding countryside providing beautiful walks and access to a whole range of outdoor activities such as shooting, fishing and golfing. A peaceful getaway from the hustles and bustles of modern life.

The “Wee Red Toon” as it is known, with its traditional charm, offers all the olde worlde ambience of a township steeped in history. At one time home weaving was the main industry in the town and the area is also thought to be of some ecclesiastical importance. These days, however, Kirriemuir is mostly renowned as the birthplace of Peter Pan and the original home of its creator, JM Barrie, is now a local museum. Bonfest is the annual celebration of the life and music of rock legend Bon Scott. In 2016 a life-sized bronze statue of Bon was unveiled in the town.

Nearby Glamis Castle, the childhood home of HRH Queen Elizabeth, the Queen Mother and the Angus Folk Museum draw visitors to the area for most of the year and the Camera Obscura can provide outstanding countryside views. Within the town itself, there are two primary schools, Northmuir and Southmuir and also Webster’s High School, which are a five-minute walk from the property. Shops, museums and cafes provide a choice of local services, however, the area is also within close reach of the other Angus towns of Forfar, Arbroath, Brechin and Carnoustie and also well situated for easy access to the A90 dual carriageway therefore within commuting distance of both Dundee and Aberdeen.





BAR OGILVY

Kirriemuir

THE PREMISES

The current owners have owned the Ogilvy Bar for fourteen years. This is currently the only licensed premises in Kirriemuir with a late licence until 2 am. There is a large traditional bar area with bar stools. The tables and chairs and booth areas are positioned across from the bar. Beside the bar is an area of dance floor with a DJ/ Karaoke booth. There is an area for the pool table. In the past, this had been used as a dance floor. The kitchen has wall and base units with an area of workspace. There is an area which is currently used as an office and male and female facilities to the rear of the premises. The bar has wi-fi facilities for their customers.

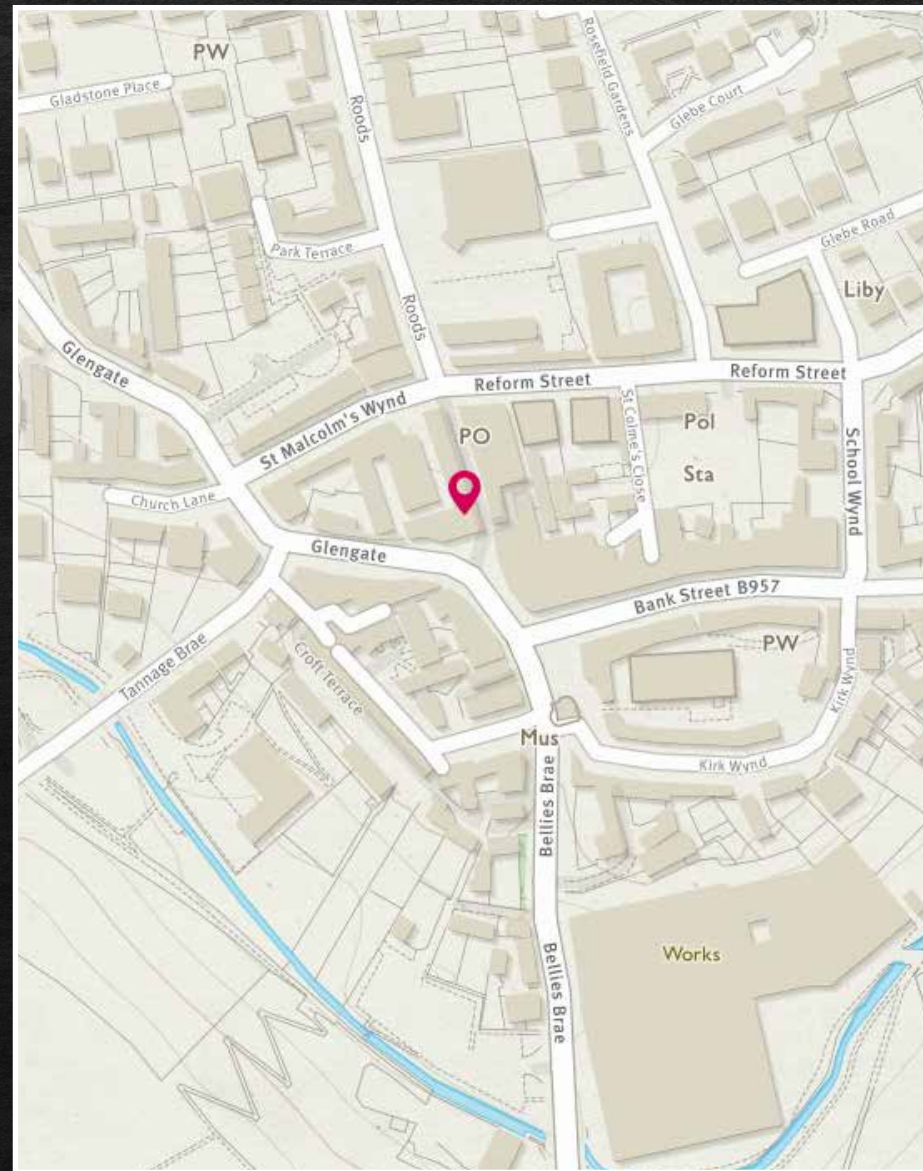
THE BUSINESS

In Kirriemuir, there different events that take place throughout the year, this includes the Bon Scot Festival, Kirriemuir Show and Kirriemuir Festival. This has a great impact on the business and brings new visitors. There is potential to have birthday parties, retirement or leaving parties and have full use of the premises with entertainment facilities. Christmas and Hogmanay parties in the bar with buffet and entertainment from a DJ.

POTENTIAL DEVELOPMENT

- Potential to separate into two shops, as the premises has two entrances
- Markets
- Cafe
- Restaurant
- Events/Functions





SPECIFICATIONS

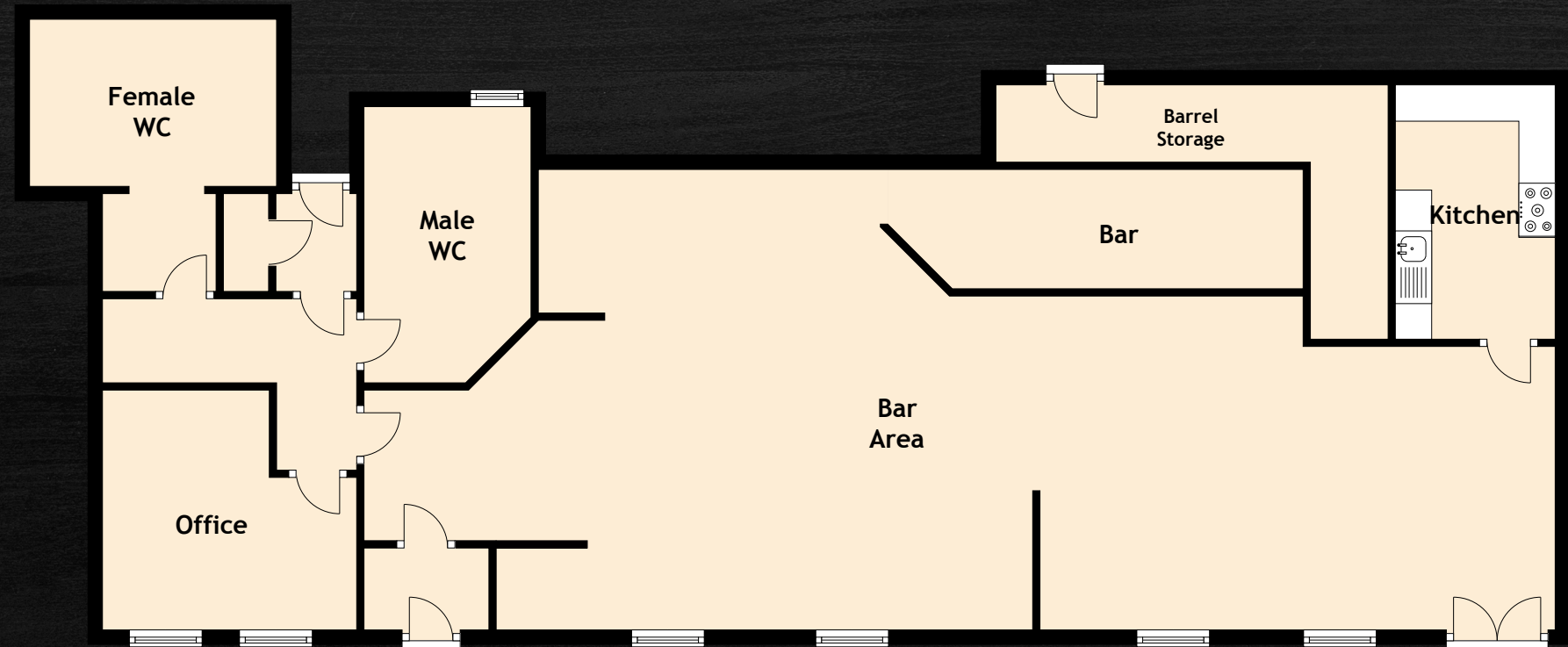
Floor Plan, Dimensions & Location

Approximate Dimensions
(Taken from the widest point)

Bar Area	14.58m (47'10") x 6.34m (20'9")
Office	3.50m (11'6") x 3.30m (10'10")
Kitchen	3.50m (11'6") x 2.20m (7'3")
Male WC	3.80m (12'6") x 2.30m (7'7")
Female WC	3.40m (11'2") x 2.30m (7'7")

Gross internal floor area (m²): 145m²
EPC Rating: G

Tenure: Freehold





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