

FOR SALE

Traditional Bar in a Historic West Coast Scottish Town



The Kings Arms

46 Main Street, West Kilbride, KA23 9AW
Offers in the region of £125,000 - Freehold

Find out more at www.g-s.co.uk

- **Traditional Style Bar with a Horseshoe / Semi Circular Bar**
- **Great Town Centre location**
- **Large Public Bar and Separate Function Room**
- **Location Ideal For Alternative Use**



INTRODUCTION

The Kings Arms is located in a prominent and highly visible position on the Main Street in the centre of West Kilbride, a popular town on the Ayrshire coast. West Kilbride is a well-established and popular commuting town, benefiting from its proximity to the coast and surrounding towns and villages. The town enjoys a good local customer base, together with additional trade generated by visitors, tourists and holidaymakers throughout the year. West Kilbride adjoins the neighbouring town of Seamill and enjoys attractive views and easy access to the Firth of Clyde, with views towards the Isle of Arran.

The Kings Arms has been owned by the same family for a number of years and has therefore established a strong presence within the local community. The business was more recently operated under a tenancy arrangement but is currently being run on a part-time basis by the owners. This presents an interesting opportunity for an incoming purchaser to acquire an established licensed premises with scope to develop and expand the existing trading operation. With the right level of owner involvement, there is potential to increase opening hours, develop the existing customer base and maximise the property's prominent town-centre location.

The property offers a purchaser the opportunity to acquire both the business and the underlying property, providing considerable flexibility for future use and development, subject to any necessary consents and licensing requirements. Due to personal reasons, our clients have decided that the time is now right to pursue other interests and accordingly wish to sell the business and property.

The Kings Arms represents an excellent opportunity for an owner-operator, experienced hospitality business, or a purchaser looking to acquire a prominent licensed property in an established Ayrshire coastal location.

THE PROPERTY

The Kings Arms is located on the ground floor and basement of a traditional sandstone building.

Internally, the property comprises a large public bar with a horseshoe style servery, a function room with around (60) covers, a small kitchen area, large basement and toilet facilities.

ACCOMMODATION SUMMARY

The accommodation can be summarised briefly as follows:-

Public Areas

- Horseshoe style bar
- Bar Seating
- Male & Female Toilet Facilities
- Function Room for around (60)

Service Areas

- Small Kitchen Area
- Prep Area
- Basement/Cellar

TRADE

The business is presently open 3 days per week. There are no trading figures available at present. Pre-covid accounts may be available.

STAFF

A Staff list can be made available after viewing. All staff are subject to TUPE.

LICENCE

The Premises benefits from a Premises License under the Licensing (Scotland) Act 2005





SERVICES

TBC

ENERGY PERFORMANCE CERTIFICATE

Kings Arms - EPC Rating - TBC

RATEABLE VALUE

Rateable Value - Kings Arms
(01-APR-2026) - £12,700

We understand that around £2700 is presently payable. Interested parties are advised to check this amount directly with the council as this may vary depending on local government policy.

TENURE

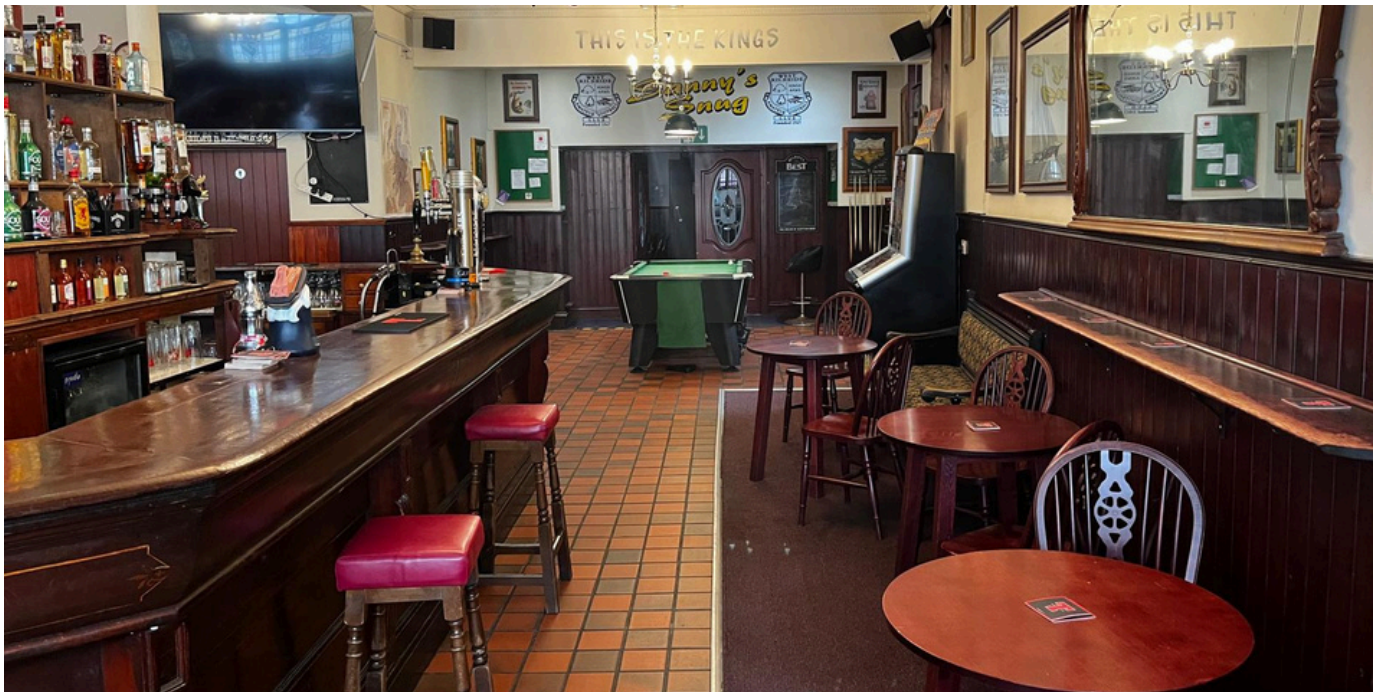
Freehold (Heritable outright ownership of the property)

ANTI-MONEY LAUNDERING (AML)

Under HMRC and RICS regulations and the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required





PRICE

Offers in the region of £125,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment, together with the good will of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agent at the address below:

Graham + Sibbald
233 St Vincent Street
Glasgow
G2 5QY



To arrange a viewing please contact:



MARTIN SUTHERLAND

Licenced Trade & Business Agent - Hotel + Leisure
Martin.Sutherland@g-s.co.uk
07768 704 203



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. 2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. 3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants. 4. All plans based upon Ordnance Survey maps are reproduced with the sanction of the Controller of HM Stationery.

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