FOR SALE/TO LET

ALFIE'S BAR & LOUNGE

2-4 Princes Place | Ardrossan | Ayrshire | KA22 8HB



SALE - Fixed Price at £130,000
RENTAL - £10,000 per annum

- Central Town Centre trading location.
- Separate Lounge and Public Bars. Beer garden.
- In good condition throughout and fully fitted ready for trade.
- Excellent opportunity to develop a quality local business.
- Expansion possibility at first floor.

CDLH RICS
Creevy Darroch

PRIME LOCATION IN POPULAR SEASIDE TOWN







Location

Ardrossan is situated approximately 35 miles to the south west of Glasgow City Centre. The town lies on the North Ayrshire coast in southwestern Scotland. The town has a population of approximately 11,000 and forms part of a conurbation with Saltcoats and Stevenston known as the 'Three Towns'. Communication links are excellent with regular rail and bus services and the A78 road bypass that connects to the M77 and the central belt of Scotland.

Ardrossan was, historically a popular tourist destination for the densely populated central belt of Scotland. The town has been regenerated over the last 20 years and is now a popular commuting town serving the larger towns in the area and Glasgow City. At the heart of the change has been the development around the 280 berth Clyde Marina, as well as the marina attractive new housing has been developed around Ardrossan's large old harbour, and there are regular ferries to the Isle of Arran and Campbeltown. Meanwhile, the southern end of the town, always the focus of the leisure side of Ardrossan's character, and has an attractive backdrop for the many trippers who find the beach at South Bay. Alfie's lies in a good trading position in the heart of the town centre.

Description

Alfie's is arranged within part single and part two storey buildings under pitched and flat roofs. There are separate external accesses leading to the public and lounge bars.









Accommodation

Public Bar

With timber bar servery. There is a mix of fixed back and loose seating to accommodate approximately 30 persons. Attractively decorated throughout.

Lounge Bar

Situated to the rear, with bar servery and seating for approximately 40 persons, including a rear snug, which is also used as a customer games area.

Customer Toilets

Customer toilets situated between public and lounge bars.

Beer Garden

Accessed from the rear of the lounge bar, attractive partly covered beer garden. We would estimate seating for approximately 20 persons.

Other

Beer cellar and stores (including two large stores situated on the first floor).

Rateable Value

The subjects are entered into the valuation role with a current Rateable Value of £12,500 from 1st April 2026. A new occupier has the right to appeal the Rateable Value.

Services

We understand that the premises are connected to all mains services, including water, gas, and electricity. The heating system has recently been fully upgraded with new radiators and a new gas fired boiler.







Premises Licence

There is a premises licence in place under the 2005 Licensing (Scotland) Act.

The Opportunity

The premises have been operated by the same tenant for a number of years. However, the current tenant has decided to retire from the licensed trade, and our client has decided to sell the premises. Alfie's provides a quality, fully fitted licensed premises, within a good trading position in the centre of the town.

In addition, there are two large stores over the first floor that provide good expansion options including new kitchen or conversion to an apartment, subject to consents.

This is a first class opportunity for an experienced licensed operator to acquire a licensed premises at a low price. The building may be suitable for alternative uses.

Price/Rental

Fixed price of £130,000 are invited for the benefit of the heritable interest. The premises are also available to rent at £10,000 per annum.

EPC

The property has an EPC rating of G.

Viewing & Further Information

For further information, or for an appointment to view, please contact CDLH on 0141 331 0650.

Anti Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Viewing - Strictly by appointment

For an appointment to view, please contact:

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sharon.mcintosh@cdlh.co.uk

t: 0141 331 0650 (Option 2/3)
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For further information, please contact:

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