

TO LET/ MAY SELL

TOWN CENTRE PUBLIC HOUSE

Long established and popular venue

Includes large function suite

Scope to develop business

346.2 sq.m (3,726 sq.ft)

Offers Over £27,000 per annum
Premium offers over £20,000 are invited for new lease

Sale offers over £375,000

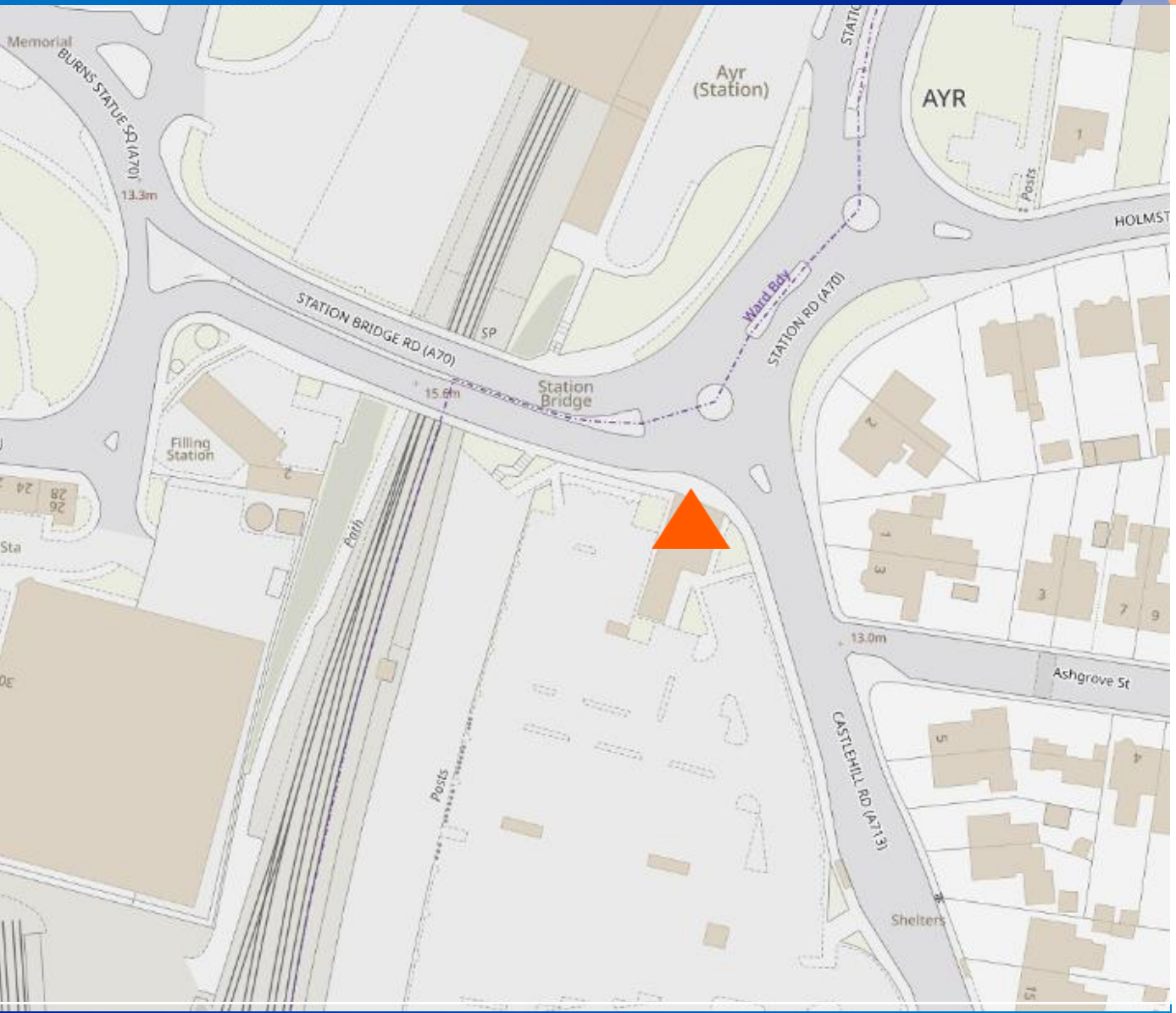
WHAT 3 WORDS

THE MARKET INN, 2 CASTLEHILL ROAD, AYR KA7 2HT

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Location



FIND ON GOOGLE MAPS

The Market Inn is located in Ayr which is the principal settlement in the South Ayrshire Council area having a resident population of around 46,800.

The premises are located on a prominent junction adjacent to a town centre roundabout on Castlehill Road with the local Morrisons Supermarket immediately behind.



Description









The subjects comprise a wet sales led public house with function suite set within a Category C listed building dating back to the late 19th century formed primarily in stone and slate although with some brick sections.

The internal accommodation comprises the following:

Ground Floor

- Public Bar
- Office
- Cellarage
- Store
- Gents Toilet

First Floor

- Function Suite
- Kitchen/Store
- Additional Storage
- Ladies Toilet

The subjects are finished along traditional lines throughout although the current operators have focused on the public house trade with the function suite and kitchen not currently in use.

Accommodation

	m²	ft²
Ground Floor	149.0	1,604
First Foor	197.2	2,123
	346.2	**3,726**

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

The Detail

Lease Terms

The property is available on a new full repairing and insuring lease for a minimum period of 10 years.

Rent

Offers Over **£27,000** per annum are invited.

Premium

Premium offers over **£20,000** are invited.

Sale

Our clients may consider selling the freehold, offers over **£375,000** are invited.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £24,100

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The tenant will be responsible for tax and registration dues in the normal fashion.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

Kevin N Bell BSc MRICS
Kevin.bell@shepherd.co.uk

Arlene Wallace
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Shepherd Chartered Surveyors
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Prestwick, KA9 2TA
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ANTI MONEY LAUNDERING REGULATIONS

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.

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