



FOR SALE

**POPULAR TOWN
CENTRE PUBLIC
HOUSE**

WET SALES LED BUSINESS

WELL APPOINTED INTERNALLY

175.23 SQ. M. (1,886 SQ. FT.)

SIGNIFICANT INCOME WITH
SCOPE FOR FURTHER
DEVELOPMENT

OFFERS OVER £195,000



VIDEO TOUR



WHAT 3 WORDS

COMMERCIAL INN, 123 DALRYMPLE STREET, GIRVAN, KA26 9BS

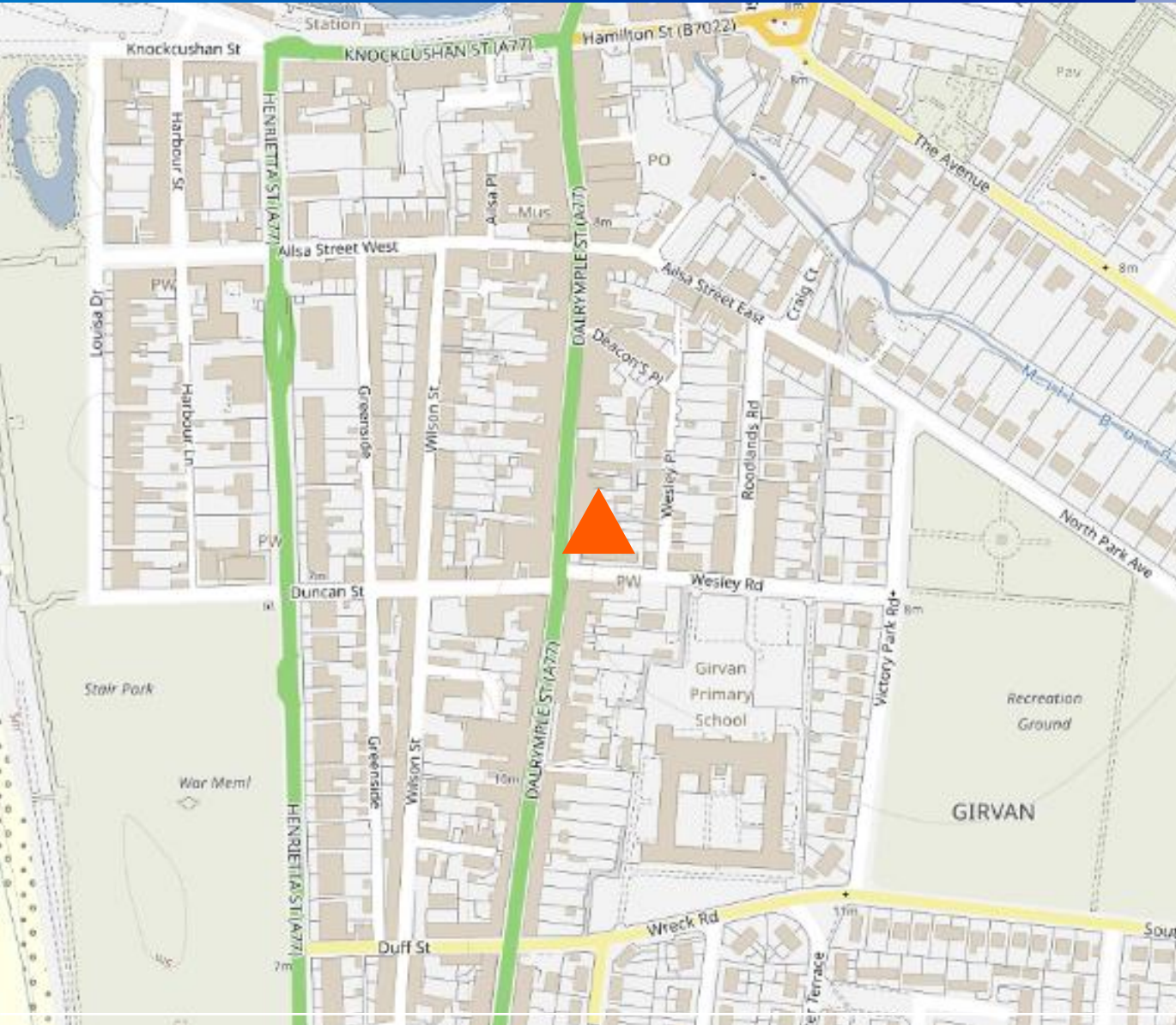
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Location

COMMERCIAL INN, 123 DALRYMPLE STREET,
GIRVAN



Location

The subjects are located on Dalrymple Street in the heart of Girvan town centre in an area of mixed commercial and residential use.

Girvan is one of the principal settlements in the South Ayrshire Council area located on the A77 around 22 miles south of Ayr and with a resident population of around 7,000.



**POPULAR TOWN CENTRE
PUBLIC HOUSE**



FIND ON GOOGLE MAPS



Description

COMMERCIAL INN, 123 DALRYMPLE STREET,
GIRVAN



Description

The subjects comprise a long established public house occupying the ground floor of a two storey stone and slate tenement with substantial single storey projection to the rear together with a separate garage.

The property is well appointed internally along traditional lines and comprises the following:

- > Public Bar
- > Lounge Bar
- > Basement Cellarage
- > Customer Toilets
- > External Garage/Store

Accommodation

	m ²	ft ²
Ground Floor Bar etc.	115.62	1,245
Basement Cellarage	34.13	367
Garage/Store	25.48	274
Total	175.23	1,886

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



The Business

The Commercial Inn is a long established public house which enjoys good repeat custom from a loyal clientele.

The business is 100% wet sales led and is an easily run operation suited to owner occupiers or run under management.

The turnover is significant and accounts will be made available to genuinely interested parties after viewing.

Sale

Offers over **£195,000** are invited.

Stock will be valued separately at the date of sale.

Rateable Value

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

RV £15,400

The Rateable Value is currently under appeal.

Partial rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

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.

Get in Touch

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



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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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