

## POPULAR TOWN CENTRE BAR AND GENEROUS FLAT ABOVE

- > LONG ESTABLISHED AND PROFITABLE BUSINESS
- > SCOPE FOR FURTHER DEVELOPMENT
- > OWNER'S ACCOMMODATION INCLUDED
- > LIMITED LOCAL COMPETITION
- > OFFERS OVER £225,000



FOR SALE

**HIGH SOCIETY, 9-11 LADYWELL ROAD, MAYBOLE KA19 7BE**

**CONTACT:** Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) Gary Louttit MRICS [g.louttit@shepherd.co.uk](mailto:g.louttit@shepherd.co.uk)  
01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)





## LOCATION

The subjects are located on the junction of Ladywell Road and Society Street within Maybole town centre in an area of mixed commercial and residential use.

Maybole is located in the South Ayrshire Council area around 10 miles south of Ayr on the A77 and has a resident population of around 4,750.

## THE PROPERTY

The subjects comprise a public house formed over ground and basement levels with self-contained flat above within a substantial two storey and basement corner property formed in stone and brick walls with pitched and concrete tile roof.

The internal accommodation comprises the following:

### Public House

- > Public Bar
- > Lounge Bar
- > Wc Facilities
- > Cellarage

The pub is well appointed throughout and finished along traditional lines .

The cellar is at basement level accessed via a flight of stairs adjacent to the public bar.

### Flat

- > Lounge
- > Dining Kitchen
- > Three Bedrooms
- > Bathroom

The flat is self-contained from the public house with access via an external staircase to the rear.

It is modern and well appointed throughout.

## RATING ASSESSMENT

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

Public House RV £9,000

Flat Council Tax Band B

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC's are available upon request.

## THE BUSINESS

High Society is a long established and popular public house which is a family run wet sales led business serving the local population. The Premises Licence permitting trade from 11am until 1am 7 days per week.

Levels have increased in recent times reflecting the closure of competing public houses in the town. The owners, who are selling due to retirement, consider there is scope to further develop income and profitability.

Accounts information will be made available to genuinely interested parties after viewing.

## PRICE

Offers Over £225,000 are invited plus SAV.

## 9-11 LADYWELL ROAD MAYBOLE

ACCOMMODATION	SqM	SqFt
Public House	174.87	1,882
Flat	91.50	985
<b>TOTAL</b>	<b>266.42</b>	<b>2,867</b>

The above area has been calculated on a gross internal basis.



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

**Shepherd Chartered Surveyors** 22 Miller Road, Ayr, KA7 2AY 01292 267987

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### COSTS

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

### VALUE ADDED TAX

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.

### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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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