

TOWN CENTRE BAR & RESTAURANT

- > SUBSTANTIAL LICENSED PREMISES WITH TRADING OVER 3 FLOORS
- > PROMINENT TOWN CENTRE LOCATION IN PEDESTRIANISED STREET
- > 604.4 SQ. M. (6,506 SQ. FT.)
- > OFFERS OVER £220,000



FOR SALE

48 NEWMARKET STREET, AYR, KA7 1LR

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

The subjects are located on Newmarket Street in the heart of Ayr town centre.

Newmarket Street is a popular pedestrianised secondary retailing location being the main link between the High Street and Sandgate. Shops are occupied by a variety of local and national traders including a number of licensed premises.

Ayr is the main town within the South Ayrshire Council area having a resident population of around 46,800.

THE PROPERTY

The subjects comprise a Category "C" Listed two storey attic and basement property formed in stone and slate with a series of projections to the rear.

The internal accommodation comprises the following:

Ground Floor

- > Café/Bar Area
- > Kitchen
- > Storage
- > Customer Toilets

Lower Ground

- > Restaurant
- > Cellarage
- > Store Rooms

First Floor

- > Private Dining Room/Function Suite
- > Prep Area
- > Ladies & Gents Toilets
- > Various Store Rooms

Second Floor

- > Two Offices
- > Store Room

The principal bar/restaurant space is at ground floor level although with timber panelled lower ground floor restaurant whilst at first floor level there is a private dining room/function suite.

A commercial kitchen is located to the rear at ground floor level together with ample cellarage and storage space.

W.C. facilities are located at ground and first floor.

RATING ASSESSMENT

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

RV £18,000

25% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

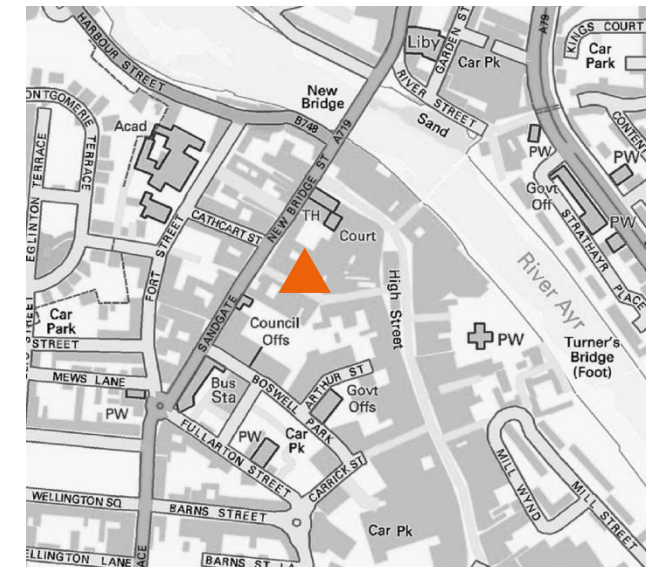
LICENCE

The subjects operated as a bar/restaurant with the benefit of a Premises Licence under the terms of the Licensing (Scotland) Act 2005.

48 NEWMARKET STREET, AYR

ACCOMMODATION	SqM	SqFt
Ground	240.3	2,586
Lower Ground	134.5	1,448
First Floor	154.2	1,660
Attic	75.4	812
TOTAL	604.4	6,506

The above areas have been calculated on a net internal area basis.



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

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987
Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **MARCH 2020**

ENERGY PERFORMANCE CERTIFICATE

The property currently has an energy rating of "G 318". A copy of the EPC is available upon request.

LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

PRICE

Offers over **£220,000** are invited.

LEASE

Our clients' strong preference is to sell the property although they may consider leasing, further information is available upon request.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be 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 incidence 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 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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