

****NEW PRICE/RENT****

- > LICENSED PREMISES
- > SUBURBAN LOCATION
- > GROUND FLOOR PUBLIC HOUSE
- > NO RATES PAYABLE
- > RENTAL OFFERS OVER £10,000 + VAT P.A.
- > SALE OFFERS OVER £90,000

TO LET/FOR SALE

HORSESHOE BAR, 81 GEORGE STREET, AYR, KA8 0AQ

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Gary Louttit MRICS APAEWE g.louttit@shepherdco.uk
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LOCATION

The subjects are located approx. half a mile north of Ayr town centre in an area of mainly local authority housing and close to main roads carrying a high volume of traffic to and from the town centre.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

THE PROPERTY

The subjects comprise licensed premises occupying the ground floor of a 2 storey traditional terraced building.

Internally the bar includes a single bar area, customer toilets, office, cellar and storage.

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll as follows:-

RV £14,000

100% rates relief may be available under the Small Business Bonus Scheme for qualifying occupiers.

ENERGY PERFORMANCE CERTIFICATE

The public house has a current rating of "G 138". A copy of the EPC is available upon request.

LEASE TERMS

The subjects are available on a new lease of negotiable length.

RENT

Rental offers over **£10,000 p.a. + VAT** are invited.

PRICE

Sale offers over **£90,000** are invited.

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 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 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.

HORSESHOE BAR, 81 GEORGE STREET, AYR

ACCOMMODATION	SqM	SqFt
	208.85	2,248
TOTAL	208.85	2,248

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

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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. **UPDATED SEPTEMBER 2021**