

LICENSED PREMISES

- > POPULAR TOWN CENTRE VENUE
- > INCLUDES LARGE BEER GARDEN
- > POTENTIAL TO DEVELOP BUSINESS
- > 100% RATES REMISSION
- > OFFERS OVER £250,000
- > NEW LEASE £15,000 P.A. PLUS PREMIUM

FOR SALE/MAY LEASE

THE SMOKING GOAT, 2A ACADEMY STREET, AYR, KA7 1HS

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 Academy Street closeby its junction with Sandgate in an established licensed trade circuit within Ayr town centre a number of bars being located on South Harbour Street, Sandgate and surrounding streets.

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

THE PROPERTY

The Smoking Goat occupies the basement of a traditional stone and slate tenement building constructed circa 1750 originally for use as a bank vault.

The premises were completely renovated in 2013/14 and works included full re-wire, new plumbing and installation of burglar alarm system, central heating and air extraction systems together with exposure of original sandstone walls and flagstone flooring,

The entrance doorway and signage is located on Academy Street and a large enclosed beer garden lies to the rear of the premises.

The subjects are a single bar operation fitted to an attractive contemporary standard including flagstone floors throughout and exposed stonework with a customer area comprising 3 linked rooms.

Additional facilities include a fully fitted kitchen together with beer cellar, 2 store rooms and ladies and gents toilets.

RATING ASSESSMENT

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

RV £8,900

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

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

THE BUSINESS

The Smoking Goat is a popular and well appointed town centre venue with trade derived from wet sales only although including a fully fitted kitchen which would allow the establishment of a food operation.

The business is currently run under management and trades 6 days a week being closed on a Monday.

Our clients have decided to sell or lease the property to focus on other interests creating an exciting opportunity to further develop a well known business.

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

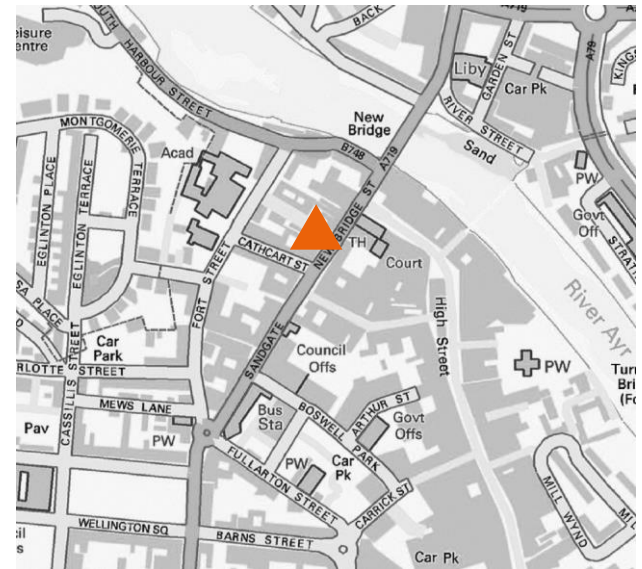
PURCHASE PRICE

Offers over **£225,000** are invited plus S.A.V.

THE SMOKING GOAT, 2A ACADEMY STREET, AYR

| ACCOMMODATION | SqM | SqFt |
|---------------|--------------|--------------|
| Basement | 120.0 | 1,292 |
| TOTAL | 120.0 | 1,292 |

The above areas have been calculated on a gross 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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LEASE

Our clients would consider leasing the property on the basis of a new full repairing and insuring lease of negotiable length at a rental of £15,000 p.a.

Premium offers over £20,000 are invited plus S.A.V.

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 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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