

FOR SALE

Fully Fitted 70 Cover Restaurant
& Owners Accommodation

The Cock Inn, Auchenmalg, Newton Stewart, DG8 0JT

PRICE REDUCED



- **Public Bar & Restaurant**
- **Conservatory Extension**
- **Spacious Kitchen**
- **Private Owners Accommodation**
- **Beer Garden & Private Lawns**
- **Large Customer Car Park**
- **Scenic Location**
- **Outlook Over Luce Bay**
- **Qualifies for 100% Rates Relief**

VIEWING & FURTHER INFORMATION:

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LOCATION

AUCHENMALG is a scenic rural hamlet in the Dumfries & Galloway region of South West Scotland, located between the larger settlements of Glenluce to the north and Port William to the south.

This location enjoys open coastal views across Luce Bay and further west toward the Rhinns of Galloway Peninsula.

The property is conveniently positioned on the A747 coast road and is situated around 5 miles south of the A75, Stranraer to Gretna trunk road. The regional town of Stranraer lies approximately 14 miles to the north west, with Newton Stewart around 19 miles to the north east.

The ferry port at Cairnryan, which provides regular services to Northern Ireland, is approximately 17 miles to the north west.

The property's rural setting is further enhanced by its proximity to Luce Bay Holiday Park which offers a range of self-catering luxury lodges and static caravans, offering scope for any new owner of The Cock Inn to capitalise from complimentary trade.

DESCRIPTION

The subjects extend to a 70 cover, or thereby, ground floor licensed restaurant together with public bar and private owners' accommodation.

The original building is of traditional stone construction under a pitched and tiled roof, incorporating dormer projections, with porch to the front. The attic floor is not currently in use.

To the rear are brick extensions surmounted by flat roofs, clad with mineral felt. The property has been further extended to provide a linked, yet self-contained, two storey dwelling. Adjoining the southern elevation is a large uPVC conservatory.

The restaurant and public bar, whilst modernised, retain the welcoming charm of the traditional stone building. The bar spans both the public bar and restaurant, providing ample working space as well as level access to the beer cellar. The kitchen is also of a generous size and is fully fitted, including stainless-steel extraction hood and walk-in chills.

Externally there is a large tarmac parking area, beer garden and private lawns.

ACCOMMODATION

Ground Floor

Porch
Restaurant
Conservatory
Public Bar
Kitchen & Prep / Store Rooms
Beer Cellar & Boiler Room / Store
Ladies & Gents Toilets
Private Kitchen
Private Bathroom
Private Bedroom

First Floor

Private Lounge
Private Bedroom

FLOOR AREA

The property extends to the following gross internal floor areas:

Pub/Restaurant - 239.61sq.m. (2,579sq.ft.)
Owners Accommodation - 98.17sq.m. (1,057sq.ft.)

SERVICES

We understand that the property is connected to mains supplies of water and electricity, with drainage to a private septic tank system. Space heating and hot water is provided by an oil-fired boiler.

BUSINESS

Further information surrounding the existing business, including accounts information, will be made available to vetted parties, following a formal viewing.

PRICE

Purchase offers around £210,000 are invited, excluding stock.

RATING ASSESSMENT / COUNCIL TAX

Rateable Value: £3,750 | Council Tax: Band A
The property therefore qualifies for 100% rates relief.

VALUE ADDED TAX

We are verbally advised that the property is not VAT elected.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC Rating: Pending. A copy of the EPC is available on request.

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