

FOR SALE

Licensed Premises with generous
Owner's Accommodation

Wellingtons Bar, 17 Wellington Square, Ayr, KA7 1EZ



- Consistently profitable business with increasing turnover
- Includes large 2 bed house
- The bar qualifies for 100% rates remission under the SBBS
- Sale due to current owner's retirement
- Offers over £350,000

VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

T: 01292 267987

F: 01292 611521

www.shepherd.co.uk

LOCATION

The subjects are located on Wellington Square a Georgian square with public gardens and within close proximity of both Ayr town centre and the beach esplanade. The area is busy both day and night with a combination of workers, local residents and visitors to the beach.

Ayr is the principal settlement in the South Ayrshire Council area based around 40 miles south-west of Glasgow. The town is a popular tourist destination with local attractions including Ayr Racecourse, a busy theatre and numerous golf courses.

BAR AREA

Wellingtons Bar occupies the lower ground and part of the ground floor of a stone and slate terraced Georgian property whilst the separate owner's accommodation enjoys a private location in a courtyard to the rear.

The premises are finished along traditional lines and is well appointed throughout including bar area together with a fully fitted commercial kitchen, cellarge and modern customer toilets.

HOUSE

The owner's accommodation is located to the rear and completely detached from the main bar premises. It is a generously proportioned 2 bed house with large lounge area, kitchen and modern bathroom.

RATING ASSESSMENT

The property is currently assessed with a rateable value of £11,000 whilst the owner's accommodation to the rear is assessed with Council Tax Band "B".

Under the Small Business Bonus Scheme the commercial premises qualify for 100% rates remission.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has the following ratings:

Owner's Accommodation – "D 56"

Licensed Premises – "G 159"

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

THE BUSINESS

Wellingtons is a long established and popular local venue which has been in the same ownership for 28 years and the owner now wishes to retire. The business is essentially wet sales led and is an award winning Real Ale venue although with a lunchtime food menu.

The business has been consistently profitable and is showing increasing levels of turnover there is however scope to further develop trade particularly the food side of the operation.

Further information can be provided including accounts details to interested parties after viewing.

The house to the rear is a well appointed family home adjacent to the bar although offering privacy to the owner.

PRICE

Offers over **£350,000** are invited plus S.A.V.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

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.

VIEWING

For further information or viewing arrangements please contact Kevin Bell or Arlene Wallace.

A 22 Miller Road, Ayr, KA7 2AY
T 01292 267987
F 01292 611521
E AyrCommercial@shepherd.co.uk

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