



# FOR SALE

## TOWN CENTRE PUB OPPORTUNITY AND FLATS

'Bruce's Well', 91 Portland Street & 23A/B Barassie Street,  
Troon, KA10 6LU

Central location within Troon Town Centre

Traditional pub premises extending to 178 sq.m. (1,916 sq.ft.).

Two first floor flats

100% rates relief on pub, subject to status

MAT 132 barrels

Offers over £250,000 are invited

## LOCATION

Portland Street is a busy main thoroughfare within Troon Town Centre, with 'Bruce's Well' occupying a prominent corner position at its junction with Barassie Street.

Troon is an affluent town located within South Ayrshire region and has a population of around 15,000 persons. The A78 adjacent provides access north to Irvine (4 miles) and south to Ayr (6 miles), whilst the nearby A/M77 offers direct road access north to Glasgow (30 miles).

## DESCRIPTION

'Bruce's Well' is contained over the ground floor of the two storey building with two, independently accessed flats on the first floor.

We would summarise the accommodation as undernoted:-

**Ground Floor:** Public bar, office, male and female toilets, store and utility room.

**First Floor:** Two Bedroom Flat and One Bedroom Flat

## FLOOR AREA

The public house premises extend to a gross internal floor area of 178 sq.m. (1,916 sq.ft.) or thereby.

## RATING

The Rateable Value is £14,500 and the property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

## FLOOR PLAN

A copy of the Licence Plan showing the layout of the subjects can be made available upon request.

## TRADE INVENTORY

The price will include the trade inventory.

## TENANCY

The subjects are held by way of a tenancy agreement which can be terminated at any time, subject to the tenant being provided with not less than 28 days notice

## PRICE

Offers over £250,000 are invited for our client's heritable interest. VAT Our clients have elected to waive exemption to VAT and accordingly VAT will be payable on the purchase price. It may be possible for the transaction to be completed by way of a TOGC, however, interested parties will require to seek their own financial advice in this regard.

## EPC

A copy of the Energy Performance Certificate is available on request. The Energy Rating is 'G'

## LEGAL COSTS

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

## VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment only and arrangements can be made by contacting:-

Anthony Zdanowicz

T: 01292 268 055

E: anthonyz@dmhall.co.uk

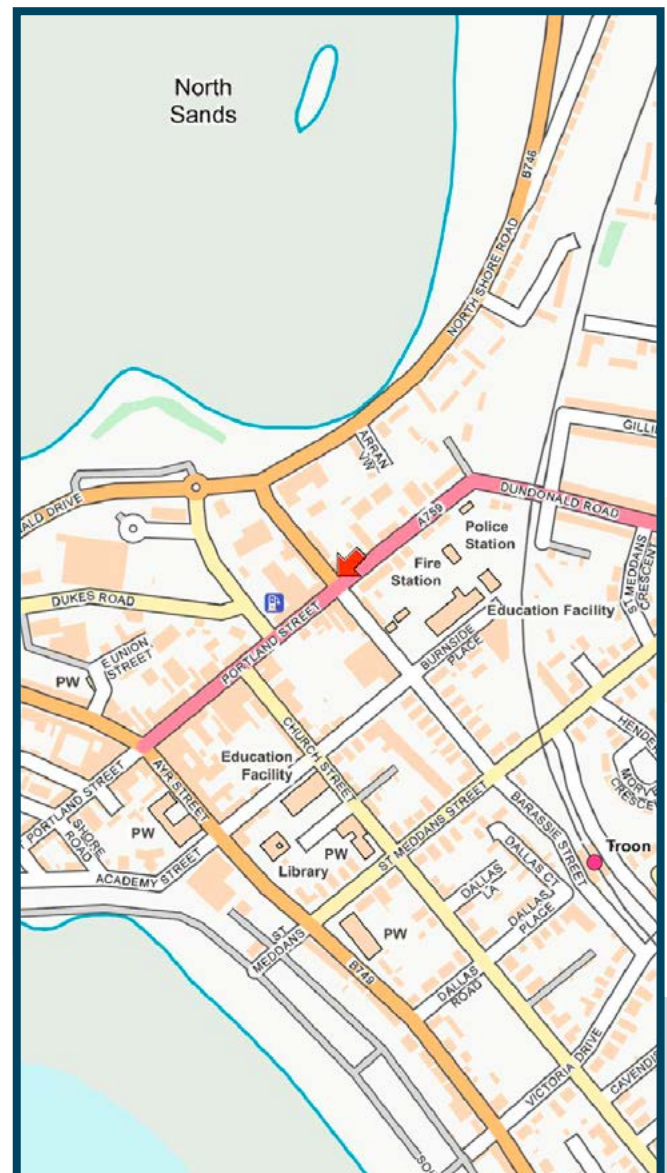
In addition, further information including the Licence Plan, Energy Performance Certificate, Asbestos Report, Title Plan etc can be found on our website at [www.dmhall.co.uk](http://www.dmhall.co.uk) not only in respect of the subject property but all pub disposals under the instructions of Greene King Plc.

## DATE OF PUBLICATION

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## REFERENCE

WSAXXXX



## IMPORTANT NOTE

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