

# To Let/For Sale

Licensed Premises

**Horseshoe Bar, 81 George Street, Ayr, KA8 0AQ**



- Suburban location
- Ground floor public house
- No rates payable
- Rental offers over £12,000 p.a. + VAT
- Offers invited



## LOCATION

The subjects are located approx. 0.5 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 a 2 storey traditional terraced building with ground floor licensed premises and 3 bedroom flat above.

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 (EPC)

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

## LEASE

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

## RENT

Rental offers over **£12,000 p.a. + VAT** are invited.

## PRICE

Offers 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 recording dues and tax in the normal fashion.

## VALUE ADDED TAX

The property is elected for VAT.

## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also and 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 the joint agents:

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