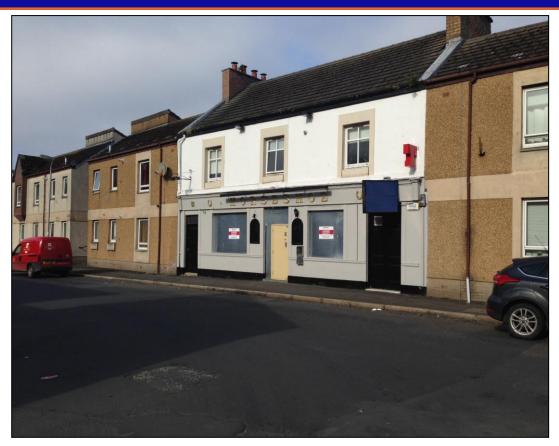


# To Let/For Sale

# **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:

#### J & E Shepherd

22 Miller Road, Ayr, KA7 2AY

T 01292 267987 F 01292 611521

E AyrCommercial@shepherd.co.uk

# **TSA Property Consultants**

50 Darnley Street Glasgow, G41 2SE 0141 237 4324

T 0141 237 4324 E info@tsapc.co.uk

Publication date: September 2019

