



# FOR SALE

## ESTABLISHED 'FREEHOUSE' PUB

'The Alton Inn', 57 Byres Road, Kilwinning, KA13 6JU

Town centre pub close to Kilwinning railway station

Long established family business, sale due to retirement

Cottage style public house and kitchen with rear garden

Mixed food and wet sales, free of brewery tie

Gross Internal Area 134 sq.m (1,442 sq.ft),

100% rates relief available, subject to status

Offers of £225,000

## LOCATION

Byres Road is a busy main thoroughfare running through Kilwinning from its town centre towards the western edge of the town and onwards to the A78 dual carriageway. The locality is mixed commercial/leisure and residential in its nature with the subjects located just off the public walkway leading to Kilwinning Railway Station.

Kilwinning is a growing town of around 16,000 residents within the North Ayrshire region, approximately 25 miles south west of Glasgow and 4 miles north of Irvine. Kilwinning railway station offers regular services to Ayr, Edinburgh, Glasgow and Stranraer, whilst the main Ayrshire bus routes run through the town not far from the property.

## DESCRIPTION

'The Alton Inn' is a long established pub within a cottage style, single storey terraced property of traditional construction with good frontage on to Byres Road.

The pub has 'village style' lounge bar with rear seating area a fireplace to the main bar area. A former cellar has been converted to form a darts room with potential to introduce a pool table with some reconfiguration. The bar servery provides access to the kitchen and a rear vestibule accesses the customer toilets with the cellar located towards the rear off an enclosed garden, offering potential for expansion into currently unused land.



## FLOOR AREA

We measure the property to extend to a gross internal floor area of 134 sqm (1,442 sqft), or thereby.

## RATING

The rateable value is £11,900 and the property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

## BUSINESS

'The Alton Inn' is a well-established family run business that is offered for sale due to the imminent retirement of its stalwart, Alan Bury, who with his family has owned and operated the business for over 30 years. The business is open seven days, trading between 11am-midnight Monday to Thursday, with a 1am finish on Friday and Saturday and open 12.30pm-midnight on a Sunday. The Alton has two darts teams, a golf team and hosts regular live music.

The business is predominantly wet sales led but does have a food offering. Sales for the year ending September 2017 are in excess of £173,000 with good adjusted net profit levels. Financial trading information is available to interested parties.

## PRICE

Offers of £225,000 are invited for our client's heritable interest to include goodwill, fixtures and fittings.

Prices are quoted exclusive of VAT, if applicable.

## FINANCE

DM Hall are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and would be happy to effect the necessary introductions if required.

## EPC

Available upon request.

## LEGAL COSTS



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

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole selling agent:-

Anthony Zdanowicz  
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## REFERENCE

WSA1316

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