

# FOR SALE

## Licensed Premises

### MacIntyres Bar, 11 Templehill, Troon, KA10 6BQ



- Prominent town centre location
- Very well appointed internally
- Easily managed single bar operation
- Competitively priced
- Offers over £145,000

#### VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

T: 01292 267987

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#### LOCATION

The subjects are set within Troon one of the largest towns in the South Ayrshire Council area with a resident population of around 14,800.

In addition to an affluent local population the town benefits from tourism and golf links and is readily accessible to other major Ayrshire towns of Ayr and Kilmarnock.

The property is located on Templehill a prominent town centre location.

#### THE PROPERTY

The subjects comprise a two storey property formed in stone and slate with small single storey projection to the rear.

The public house occupies the ground floor of the building and includes an enclosed beer garden.

Internal accommodation comprises the following:

- Bar
- Cellarage
- Stores
- Customer Toilets

The pub is well appointed throughout containing a range of attractive fixtures and fittings including sporting memorabilia.

#### FLOOR AREA

The approximate gross internal floor area is as follows:

72.38 sq. m (779 sq. ft.)

## RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll as follows:-

RV £19,500

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The premises has a current energy rating of "G 122". A copy of the EPC is available upon request.

## PRICE

Offers over **£145,000** are invited.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

## 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 26<sup>th</sup> 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 the sole agents:

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Publication date: April 2019

