

## PUBLIC HOUSE

- GIA:- 185.74 SQ M (1,998 SQ FT)
- PUBLIC HOUSE AVAILABLE WITH VACANT POSSESSION
- EXTENSIVE ACCOMMODATION ARRANGED ACROSS GROUND AND BASEMENT LEVELS
- PROMINENT CORNER POSITION
- PRICE: OIEO: £100,000



# FOR SALE

## THE WINDY HA BAR, 31 BRADSHAW STREET, SALTCOATS, KA21 5HR

### CONTACT:

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## **LOCATION**

The property occupies a prominent corner position fronting onto Hill Street and returning onto Bradshaw Street, within the North Ayrshire town of Saltcoats.

The city Saltcoats is located on the west coast of Scotland in North Ayrshire, and is located approximately 31 miles southwest of Glasgow.

Saltcoats is well served by local bus services, and the railway station provides regular connections to Glasgow and other nearby towns. The town is also easily accessible by car, with the A78 road running through Saltcoats.

The adjacent plan illustrates the boundary of the property for indicative purposes only.

## **THE PROPERTY**

The subjects comprise of vacant public house premises occupying part of the ground and basement levels of a corner located three storey building of sandstone construction. The upper floors of the property are separately occupied as residential apartments and don't form part of this sale.

The bar accommodation is arranged on an open plan basis and is also served by ladies and gents toilets. There is a small "snug" area off the main bar.

At basement level there is a fully fitted kitchen, a large open plan cellarage area with additional stores.

The kitchen is fitted with a selection of modern stainless steel and cooking and ancillary equipment.

## **SHORT TERM TENANCY**

*There is currently a short term tenancy agreement in place, on a month to month basis. Further information can be made available upon request. Vacant possession can be provided from the date of entry.*



**PRICE**

Our client is seeking offers in excess of £100,000 for their heritable interest in the property exclusive of VAT.

**RATING**

The subjects are entered into the current valuation roll with a rateable value of £9,900.

The rate poundage for 2023/2024 is 51.1 pence to the pound.

**EPC**

A copy of the EPC can be provided upon request to interested parties.

**VAT**

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

**LEGAL COSTS**

Each party will be responsible for their own legal costs relative to any sale.

**TENURE**

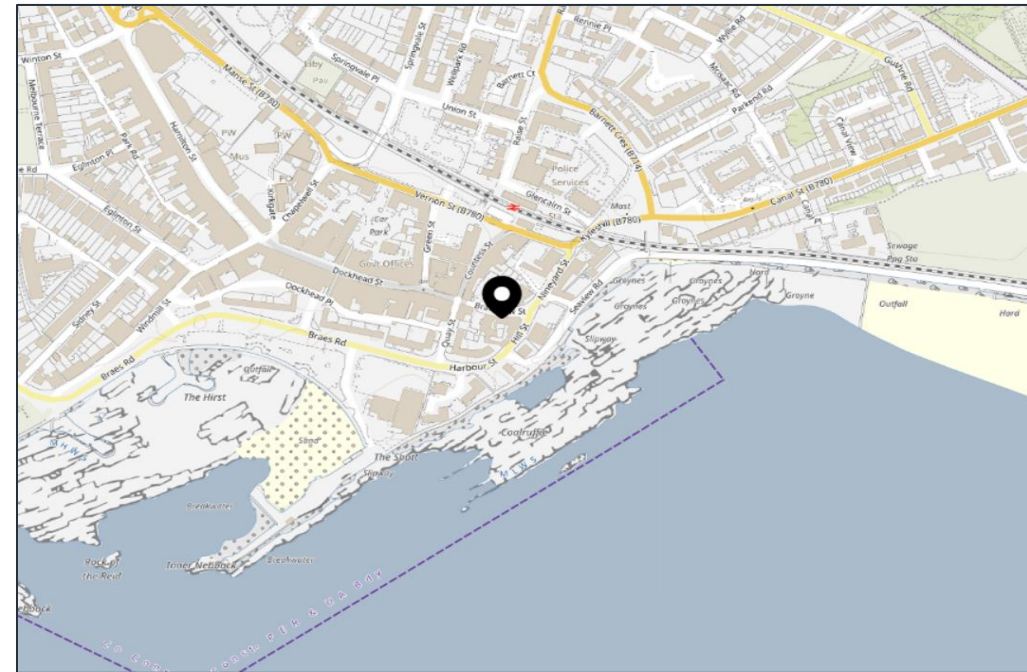
The subject property is held on a Heritable basis (Scottish equivalent of English Freehold).

**ANTI MONEY LAUNDERING REGULATIONS**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th 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.

ACCOMMODATION	SqM	SqFt
<b>Ground</b>	<b>93.06</b>	<b>1,001</b>
<b>Basement</b>	<b>92.68</b>	<b>997</b>
<b>TOTAL</b>	<b>185.74</b>	<b>1,998</b>

The above area has been calculated on a Gross Internal Basis. In accordance with the RICS code of measuring practice (6<sup>th</sup> edition).



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF**

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