

## ONLINE AUCTION

- > AUCTION DATE: 18<sup>TH</sup> APRIL 2024 AT 2:30PM
- > LONG ESTABLISHED TRADING PUBLIC HOUSE BUSINESS
- > TURNOVER YEAR TO SEPTEMBER 2022 APPROX. £182,000
- > FULL ACCOUNTS AVAILABLE TO REGISTERED BIDDERS
- > MODERNISED INTERNALLY
- > VACANT FLAT INCLUDED
- > 163.63 SQ. M. (1,761 SQ. FT.)
- > GUIDE PRICE £98,000



**BUSINESS FOR SALE PLUS FLAT**

**RAMAGE'S BAR, 1-3 NEWTON STREET, KILBIRNIE, KA25 6HN**

**CONTACT:** [www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)  
Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) 07720 466050 [www.shepherd.co.uk](http://www.shepherd.co.uk)

**RAMAGE'S BAR, 1-3 NEWTON STREET, KILBIRNIE****LOCATION**

The subjects are located on the east side of Newton Street on a prominent corner position within Kilbirnie town centre, next to the River Garnock. The area is primarily mixed residential and commercial in nature with plentiful off-street car parking nearby.

Kilbirnie is around 13 miles north of Irvine and approximately 25 miles from Glasgow. The town has a resident population of around 7,300 and enjoys a limited range of local services and facilities..

**THE PROPERTY**

The subjects comprise an end-terraced, two storey over basement public house with a flat above, ideal for use as owner's living accommodation, having its own separate door entry from Newton Street. The building is formed in stone with a roughcast render surmounted by a pitched and hipped roof clad in slate.

Internally the accommodation has been upgraded to a modern standard and is well presented throughout comprising the following:

**Ground Floor**

- > Public Bar and Lounge
- > Customer W.C.'s

**Basement**

- > Cellar and Storage

**Flat**

- > Hallway
- > One bedroom
- > Large living room
- > Bathroom
- > Storage
- > Kitchen

**RATING ASSESSMENT**

The property is currently entered in the Valuation Roll as follows:

Public House RV £7,400

Flat – Council Tax Band A

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

**THE BUSINESS**

Ramage's is an easily operated single bar public house trading profitably. The turnover for the year to September 2022 was £182,000. Full accounts will be made available to registered bidders together with other business information including a copy of the premises licence.

The upper floor flat is currently vacant although would be readily lettable under a Private Residential Tenancy agreement or suited to Manager's/Owner's accommodation.

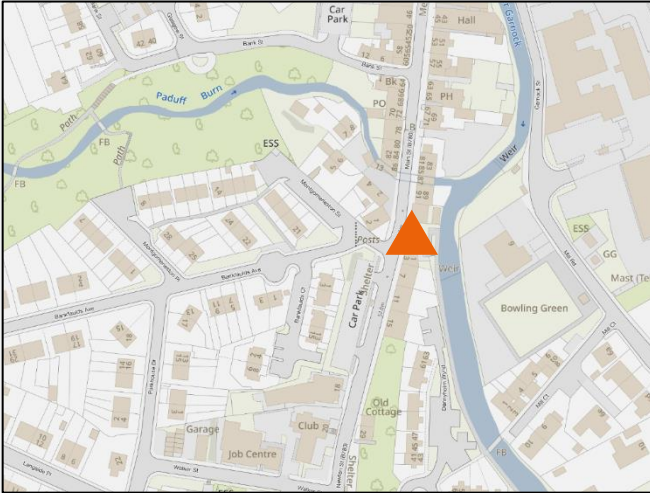
| ACCOMMODATION   | SqM           | SqFt         |
|-----------------|---------------|--------------|
| Ground          | 53.79         | 579          |
| Basement/Cellar | 58.38         | 628          |
| Flat            | 51.46         | 554          |
| <b>TOTAL</b>    | <b>163.63</b> | <b>1,761</b> |

The above areas have been calculated on a gross internal basis.

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**AUCTION DATE**

The auction will be held on 18<sup>th</sup> April 2024 and interested parties should register at:

[www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)

Buyers will be required to pre-register prior to approval of their bid.

**DEPOSIT**

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

**RESERVE PRICE**

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

**GUIDE PRICE**

The heritable interest is for sale at a guide price of **£98,000** exclusive of VAT.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

The auction sale price excludes stock which will be valued by agreement between the buyer and seller at the date of entry.

**BUYER FEES**

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

**LEGAL PACK**

The legal pack is available to view online

**VAT**

See Legal Pack.

**ENERGY PERFORMANCE CERTIFICATE**

A copy of the EPC is available upon request.

**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.

**CONTACT DETAILS****Local Office Contact**

Kevin N Bell BSc MRICS

22 Miller Road

Ayr, KA7 2AY

Tel: 07720 466050

[kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk)

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

**Shepherd Chartered Surveyors** 22 Miller Road, Ayr, KA7 2AY 01292 267987  
Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk)

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