



**FOR SALE**

**LICENSED  
RESTAURANT  
PREMISES**

PROMINENT TOWN CENTRE  
LOCATION

FULLY EQUIPPED AND  
REFURBISHED

228.43 SQ. M. (2,458 SQ. FT.)

NO RATES PAYABLE SUBJECT  
TO STATUS

**\*\*NEW PRICE\*\***  
**OFFERS OVER £130,000**



VIDEO TOUR



WHAT 3 WORDS

**54 ALLOWAY STREET, AYR, KA7 1SH**

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shepherd.co.uk





# Location

54 ALLOWAY STREET, AYR



The property enjoys the benefit of a busy commercial location in the heart of Ayr town centre with a number of bars and restaurants in close proximity including Meridian, Vito's and Rabbies.

Ayr is the principal settlement within the South Ayrshire Council area having a resident population of around 46,800.

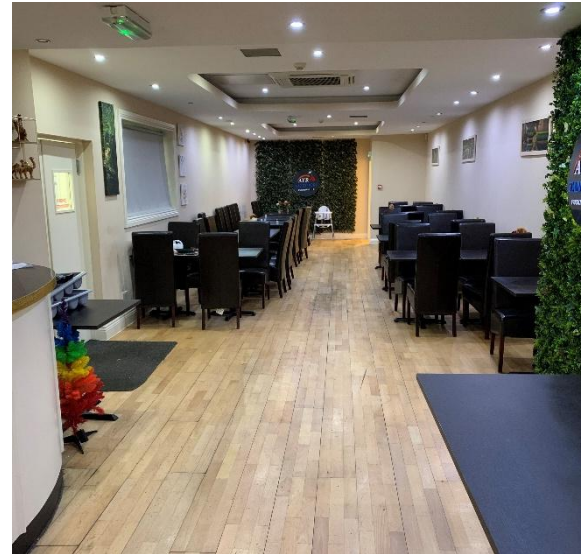


FIND ON GOOGLE MAPS



# Description

54 ALLOWAY STREET, AYR



## The Property

The property comprises a licenced restaurant within a three storey traditional tenement with an extension to the rear.

Internally accommodation comprises the following:

### Ground Floor:

- > Reception/waiting area
- > Restaurant
- > Bar
- > Fully equipped kitchen

### Basement:

- > Staff room
- > Customer toilets
- > Store and cellar

The restaurant has been fully upgraded by the owners and is being sold with the benefit of all fixtures and fittings.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Ground	135.67	1,460
Basement	92.76	998
<b>Total</b>	<b>228.43</b>	<b>2,458</b>

The above floor areas have been calculated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## Price

Offers over **£130,000** are invited.

## Rateable Value

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

RV £12,900

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

## Energy Performance Certificate

A copy of the EPC is available upon request.

## VAT

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.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## Get in Touch

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



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## 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.

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