

FOR SALE/ TO LET

Fully Fitted Restaurant/Hot Food Takeaway

Prominent location in popular
seaside town, located directly on
the A77

Adjacent to large public car park

Net Internal Area approx. 232.64
sq. m. (2,504 sq. ft.)

For Sale – Offers over £190,000

To Let – Offers over £18,000 per
annum

No VAT payable upon purchase
price/rent

100% rates remission available
to qualifying occupiers



VIRTUAL TOUR



WHAT 3 WORDS

26 BRIDGE STREET, GIRVAN, KA26 9HH

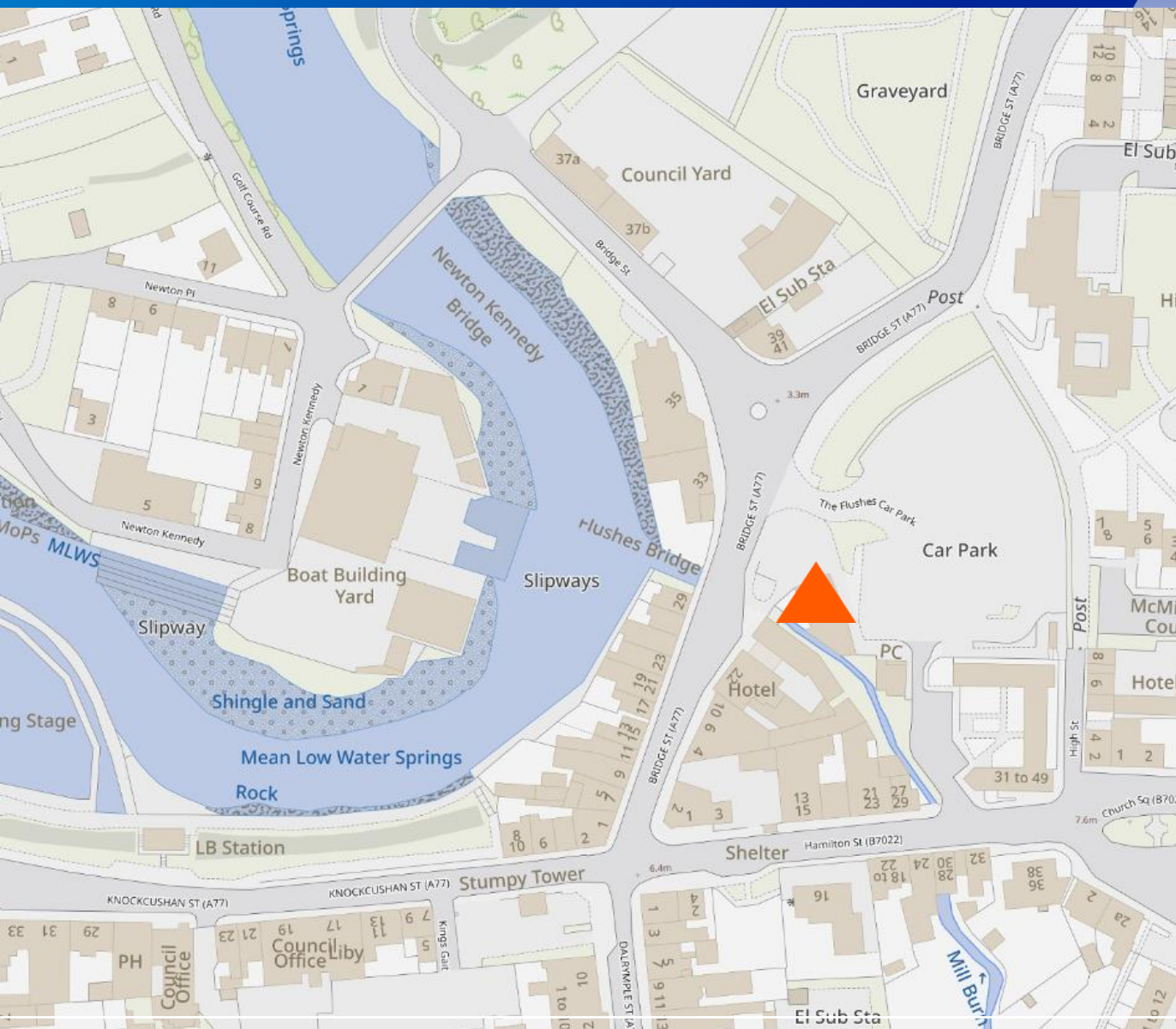
CONTACT: Daniel Bryson | d.bryson@shepherd.co.uk | 07831 883226 | shepherd.co.uk





Location

26 BRIDGE STREET, GIRVAN



The subjects are set within the popular town of Girvan which has a population of around 7,000 and lies on the Clyde coast approximately 20 miles south of Ayr.

The property is located on Bridge Street/A77, the main arterial route providing transit from Scotland to the ferry port of Cairnryan, offering onward transport to Northern Ireland. Plentiful public car parking is available adjacent. Trump Turnberry Resort lies just 9 minutes to the North.

Surrounding occupiers include Gelateria Italiana, Small Fries, Lambert & Co Solicitors and various other local traders.



FIND ON GOOGLE MAPS



Description

26 BRIDGE STREET, GIRVAN



The subjects comprise a detached ground floor and attic restaurant premises of traditional sandstone construction surmounted in a pitched and newly slated roof supplemented by various rear extensions of brick construction, roughcast rendered externally with shallow pitched roofs clad in profile metal sheeting.

The ground floor of the premises offers a restaurant and ancillary accommodation whilst an owner's accommodation forms the attic space. The owner's accommodation is currently utilised as storage with modernisation works should a new tenant wish to use the space as habitable accommodation.

The former ice cream kiosk to the side elevation will be included in any sale/lease, however access is not currently available.

Windows to the ground floor front elevation are of timber glazed whilst the remainder of the windows are of modern double glazed uPVC style.

Internally, flooring is of concrete on the ground floor in a mixture of tiled finishes with suspended timber on the first floor. Internal walls in the main are of brick construction in a mix of wood panelled wet wall and painted finishes. Ceilings are of plasterboard/lathe and plaster in painted finishes.

The property benefits from a substantial restaurant fit out with all equipment, fixtures and fittings available under the terms of a sale/lease.

Mains services are of gas, 3-phase electricity, water and drainage.

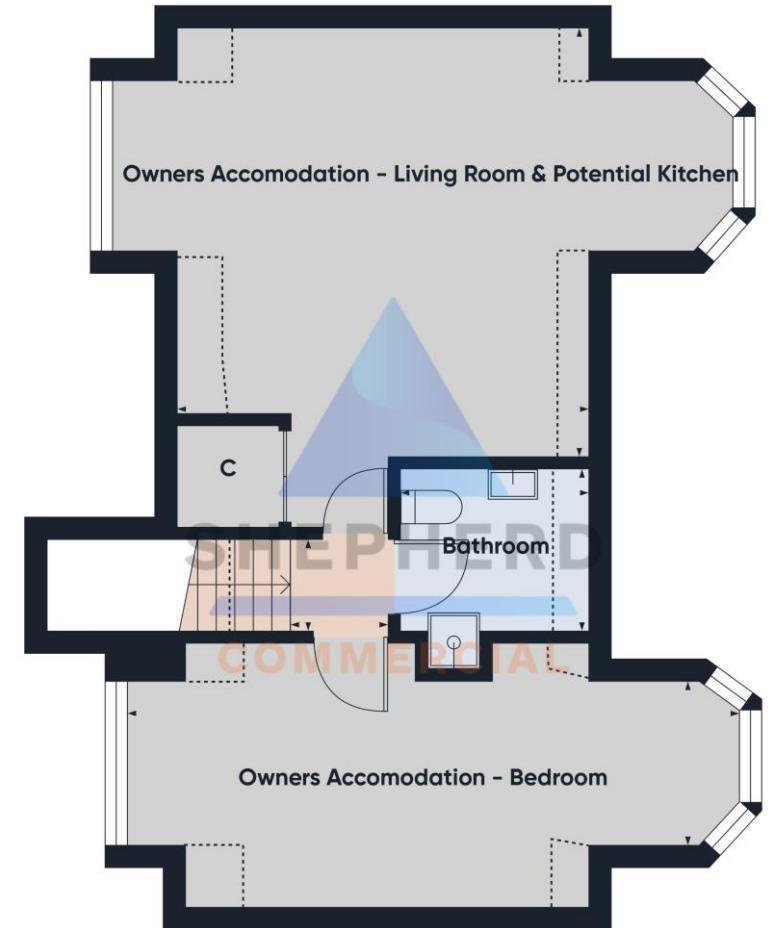
	m ²	ft ²
Ground	176.62	1,901
First	56.02	603
Total	232.64	2,504

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



Floor Plans

26 BRIDGE STREET, GIRVAN



Floor 1



Rental

Offers over **£18,000 per annum** are invited.

Lease Terms

The property is available on a new Full Repairing and Insuring lease of negotiable length.

Price

Offers over **£190,000** are invited.

Rateable Value

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

RV £4,850

100% rates remission will 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.

We are advised the property has not been elected for VAT and therefore VAT is not payable upon the purchase price/rent.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE October 2025

Get in Touch

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



Daniel Bryson
d.bryson@shepherd.co.uk



Arlene Wallace
a.wallace@shepherd.co.uk

Shepherd Chartered Surveyors
22 Miller Road, Ayr, KA7 2AY
t: 01292 267987 Option 2



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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