

**NEW
PRICE**

LEASEHOLD BUSINESS FOR SALE

THE GHILLIE DHU

Well known town centre venue

Consistently profitable business

346.18 sq. m. (3,727 sq. ft.)

Rent £29,000 per annum

****NEW PRICE****

Offers Over £45,000



VIRTUAL TOUR



WHAT 3 WORDS

THE GHILLIE DHU, 11-15 BURNS STATUE SQUARE, AYR KA7 1SU

CONTACT: Kevin N Bell BSc MRICS

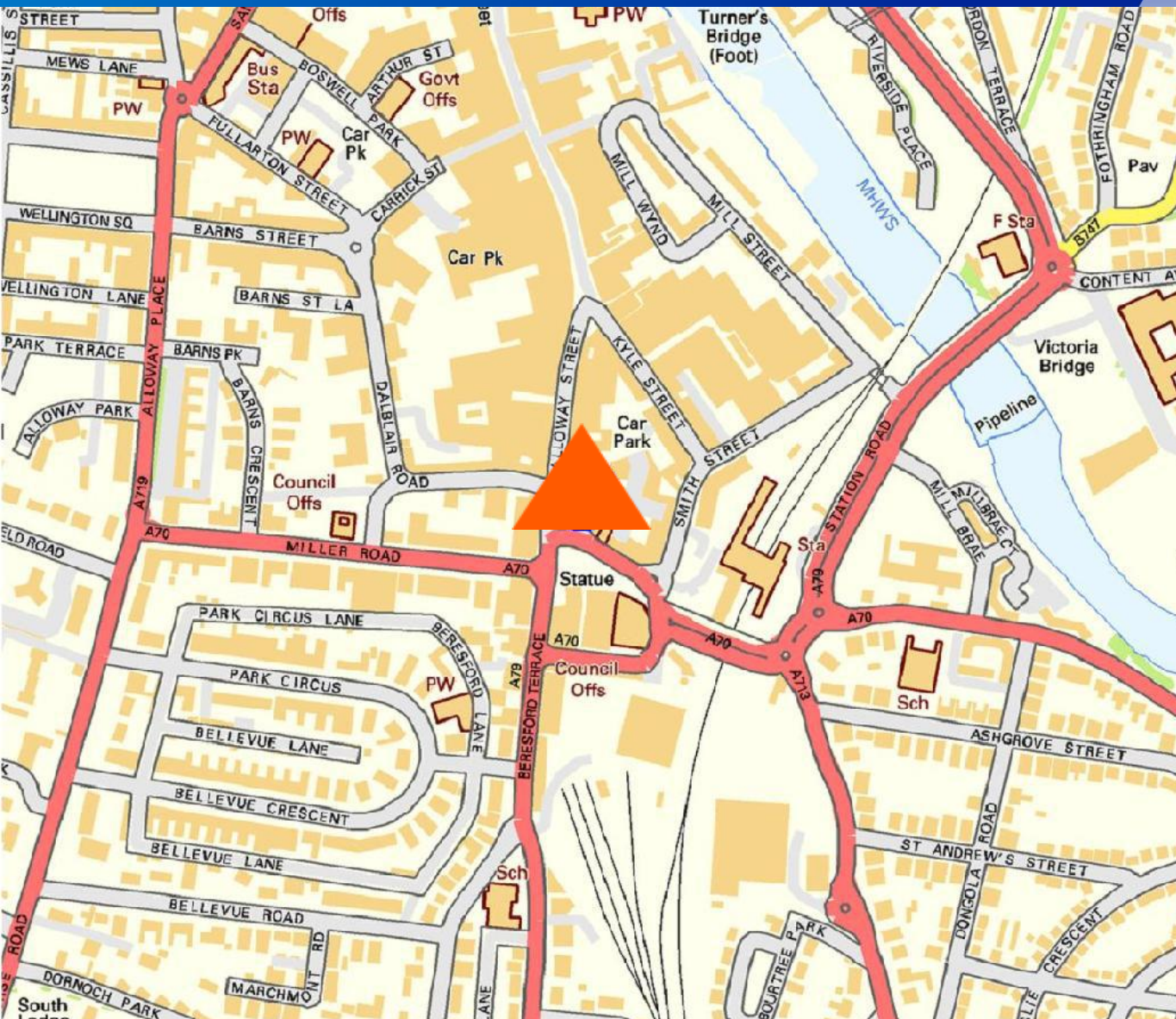
kevin.bell@shepherd.co.uk | 01292 267987 | www.shepherd.co.uk





Location

THE GHILLIE DHU, 11-15 BURNS STATUE SQUARE, AYR



The property is located in Ayr which is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

The subjects occupy a prominent location on Burns Statue Square in the heart of Ayr town centre in an established licensed trade circuit with nearby venues including Meridian, Growler and Rabbits.

Burns Statue Square is on a major bus route and carries a high traffic volume at most times of day, Ayr Railway Station is within close proximity.

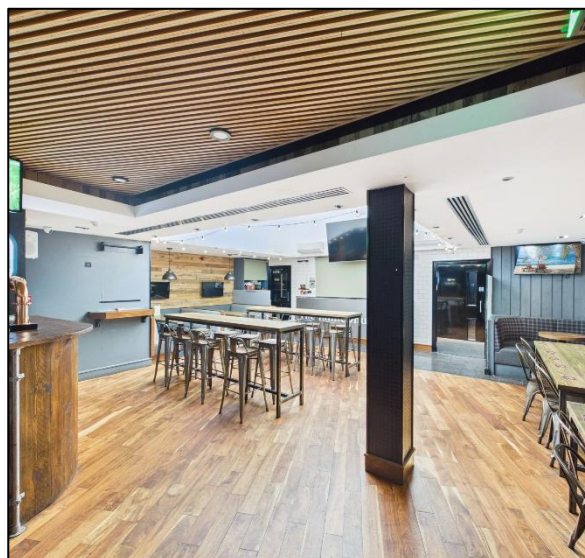
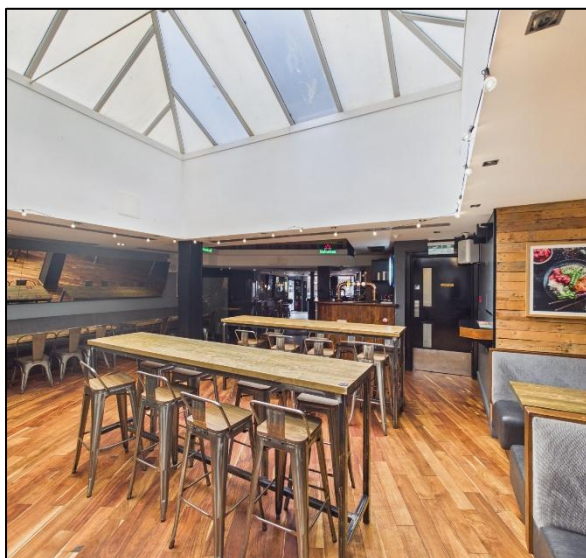
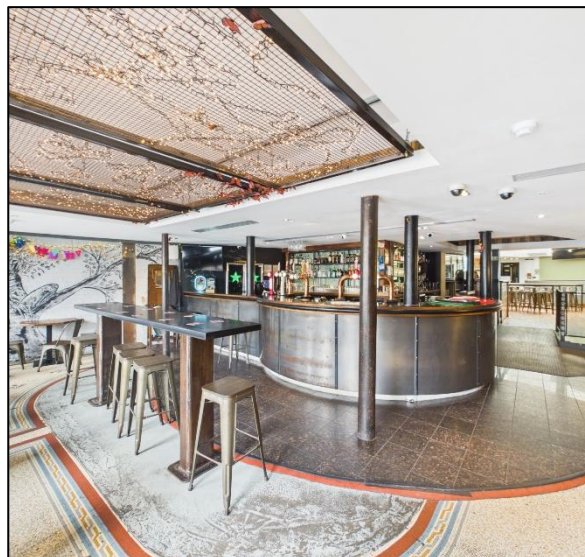


FIND ON GOOGLE MAPS



Description

THE GHILLIE DHU, 11-15 BURNS STATUE SQUARE, AYR



The subjects comprise bar/restaurant premises set within an attractive stone and slate listed building.

The property is well appointed throughout and includes the following:

- Large Split Level Bar
- Kitchen (including Prep Area)
- Customer Toilets
- Storage
- Basement Cellarage

The subjects are well appointed throughout with all fixtures and fittings and moveables included within the sale.

Accommodation

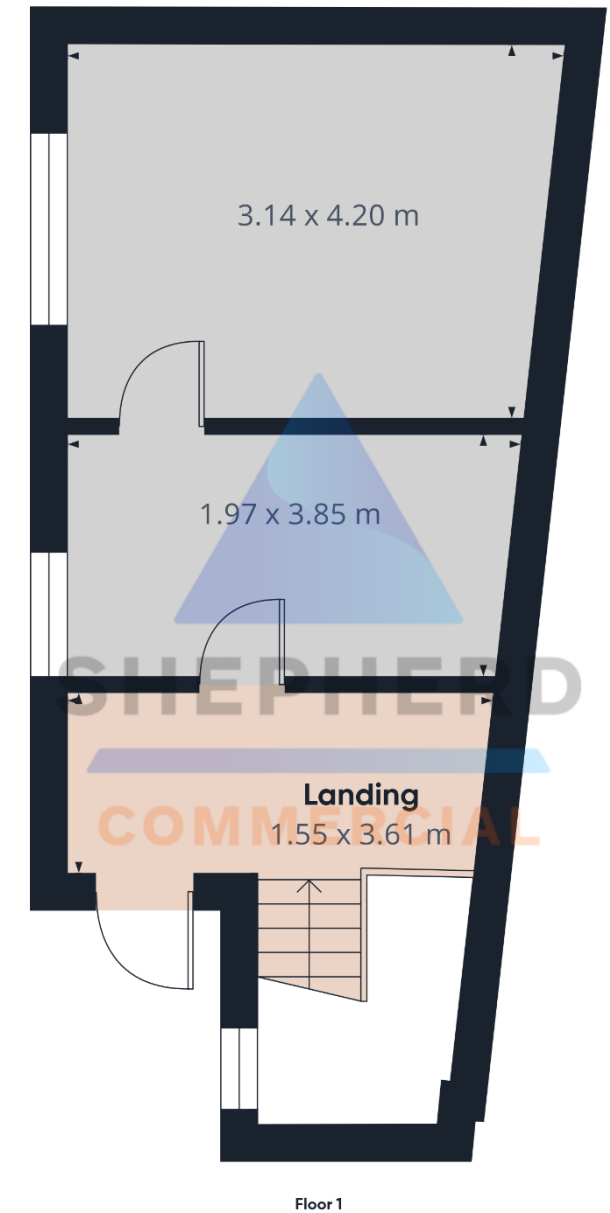
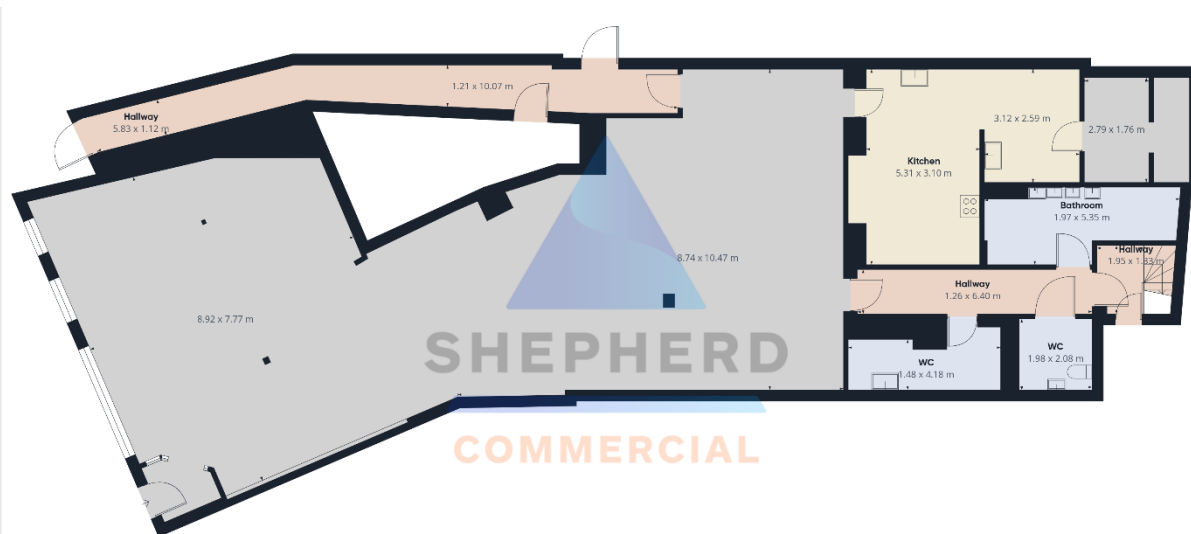
	m ²	ft ²
Licensed Premises	346.18	3,727

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



Floor Plans

THE GHILLIE DHU, 11-15 BURNS STATUE
SQUARE, AYR





The Business

The Ghillie Dhu is a popular well known business successfully operated by our clients for a number of years who now wish to move on to other business ventures.

Our clients currently trade restricted hours opening from Thursday – Sunday from 11am until 1am.

The business is essentially wet sales led at present although with a fully fitted commercial kitchen included, any incoming owner could readily re-establish the food side of the business, in addition trading hours could be extended to cover the entire week.

The business operates with a pool of mainly part-time staff, further details available upon request.

Accounts information will be made available to interested parties after viewing.

Lease Terms

The current lease rent is £29,000 per annum, the landlord has confirmed he is willing to agree a new long lease to the incoming tenant subject to being satisfied with the tenant covenant.

Price

Offers Over **£45,000** are invited for our clients' leasehold interest.

The above price excludes stock which will be valued separately at the date of sale.

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. August 2026

Rateable Value

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

RV £34,600

Energy Performance Certificate

The property has an energy rating of G108.

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

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.

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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