

## LICENCED PREMISES

- > LONG ESTABLISHED VENUE
- > SCOPE TO DEVELOP PROFITABLE BUSINESS
- > 121.93 SQ. M. (1,312 SQ. FT.)
- > NO RATES PAYABLE SUBJECT TO STATUS
- > OFFERS OVER £10,000 PER ANNUM
- > OFFERS OVER £100,000

The Ship Inn



**THE SHIP INN, 36 NORTH HARBOUR STREET, AYR, KA8 8AH**

**CONTACT:** Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) David Houston BSc (Hons) [david.houston@shepherd.co.uk](mailto:david.houston@shepherd.co.uk)  
01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)



TO LET/FOR SALE



## LOCATION

The subjects are located in a busy commercial district of Ayr on North Harbour Street close to the town centre with potential business from both residential and industrial occupiers in the vicinity.

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

## THE PROPERTY

The subjects comprise a licensed premises occupying part of the ground floor of two adjoining three storey and two storey and attic properties with single storey projection to the rear.

Internal accommodation comprises the following:

- > Bar Area
- > Customer W.C.'s
- > Cellarage

## RATING ASSESSMENT

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

RV £9,500

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

## ENERGY PERFORMANCE CERTIFICATE

The property has a current energy rating of G 214.

A copy of the EPC is available upon request.

## LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

## RENT

Offers over **£10,000 per annum** are invited.

## PRICE

Offers over **£100,000** are invited.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

## VALUE ADDED TAX

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.

## 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.

THE SHIP INN, 36 NORTH HARBOUR STREET,  
AYR

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>121.93</b>	<b>1,312</b>

The above area has been calculated on a gross internal basis.



**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) David Houston BSc (Hons) [david.houston@shepherd.co.uk](mailto:david.houston@shepherd.co.uk)

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