

FOR SALE

DM HALL
CHARTERED SURVEYORS

Commercial Department
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POPULAR FULLY FITTED BAR/RESTAURANT

'KIRKMICHAEL ARMS' • 3-5 STRAITON ROAD • KIRKMICHAEL • KA19 7PH

- Located in the quaint South Ayrshire village of Kirkmichael
- Semi-rural location on a popular tourist road route
- Well-appointed 56 cover restaurant and a private dining room
- Traditional, dog friendly country pub with a stove heater
- One-bedroom attic owners flat
- Gross internal floor area 255 sqm (2,745 sqft)
- Partial rates relief available, subject to status
- Offers over £349,000 are invited

LOCATION

The 'Kirkmichael Arms' occupies a prominent corner position in the centre of the Kirkmichael, at the junction of Patna Road with Straiton Road, the main road through the village forming part of the B7045 and heading south towards Straiton.

Kirkmichael, is an historic country village located within the South Ayrshire region, around 10 miles southeast of Ayr and 3 miles east of Maybole. The village has a low inherent population but lies on a country road route heading towards the Galloway Forest Park, a popular location with tourists, walkers and ramblers during the Spring and Summer months.



DESCRIPTION

The 'Kirkmichael Arms' is a category B listed, cottage style property contained over ground and attic floors and is V-shaped, with frontage on to Straiton Road and Patna Road. The property is of traditional stone and slate construction with dormer windows and replacement double glazing units to most areas.

The property is well presented throughout, consisting of a traditional dog friendly pub to the left of the main entry door with fixed and loose seating and a wood fired stove as well as a single pub toilet. The bar area links to the bar of the well-appointed 56 cover restaurant, which is to the right-hand side of the main entry door and this links to a fully fitted kitchen with adjoining dry and cold stores, male, female and wheelchair accessible toilets and a private dining room. The property has a beer cellar to the rear with a small, enclosed patio area.

Owners accommodation is located on the attic floor accessed internally, which has a hallway landing with kitchenette, lounge, bedroom and a shower room with toilet.

Indicative layout plans are provided and a more detailed licencing plan is available upon request.

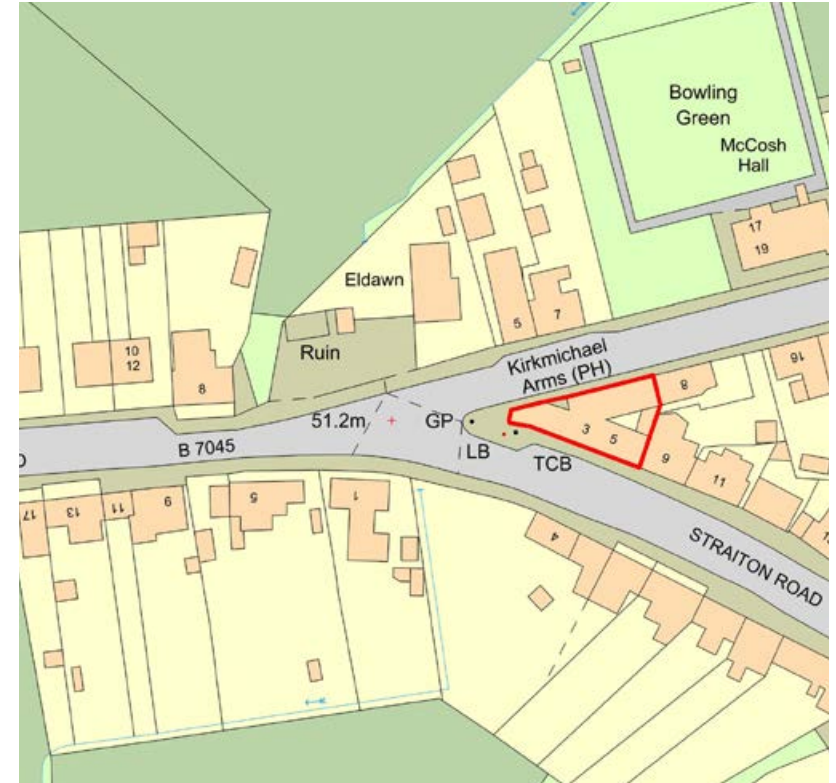
RATING

The rateable value is £15,900 and the property qualifies for 20% rates relief via the Small Business Bonus Scheme, subject to occupier status.

FLOOR AREA

The properties have the following gross internal floor areas:

Ground Floor	203 sqm	(2,185 sqft)
Attic Floor	52 sqm	(560 sqft)
Total	255 sqm	(2,745 sqft)





BUSINESS

The 'Kirkmichael Arms' has been owned by our clients since 2011 and is being sold due to retirement with the business having recently closed.

The business operated on a 7-day basis with the licence allowing wet sales trade between 12-1230am, daily. The business was run full time by the vendor with four full time and four part time staff, offering growth potential for a chef owner occupier.

Sales for the year ending 31st March 2022 were around £327,000 with good profit levels and sales have been consistently more than £300,000 annually. Accounts are available to genuinely interested parties.

Further information on the operation and previous offering of the business is available via:

www.kirkmichaelarms.co.uk

PRICE

Offers over £349,000 are invited for our client's heritable interest, to include the fixtures and fittings. The price noted is exclusive of VAT, if applicable.

EPC

EPC available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents: -

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DATE OF PUBLICATION

April 2023

REFERENCE

WSA2382

IMPORTANT NOTE

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