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Summary

Available Size	4,500 sq ft
Price	Offers in the region of £150,000 Price includes lease and fixtures/fittings.
Rates Payable	£19,920 per annum Recently reduced to £40,000, qualifies for further 40% hospitality discount via local council.
Rateable Value	£40,000
Legal Fees	Each party to bear their own costs. Purchaser liable for the landlord's lease assignation & variation costs.
EPC Rating	Upon enquiry

Description

This exceptional Irish bar and restaurant is a true gem, offering a warm, inviting atmosphere coupled with a well-designed, contemporary fit-out. With no Cap-Ex required, the establishment boasts a capacity of 140 covers. The interior features a blend of classic Irish charm and modern decor, with a stylish bar area, comfortable seating, and vibrant lighting that creates an energetic yet cozy ambiance. The extensive beer garden provides an excellent outdoor space for patrons to relax and enjoy when the weather allows. The property includes a versatile function area, ideal for private events, parties, and corporate functions. The venue is fully equipped with modern kitchen facilities upstairs with dumbwaiter for service and a well-stocked bar, ensuring smooth operations and a memorable guest experience.

The beer garden was newly designed and created in 2024 and features a fully operational outdoor bar in a professionally converted container; a food truck in an original vintage Citroën HY van; a trailer stage with full sound system and giant outdoor screen; electrically retractable awnings covering a large section of the outdoor space; external toilet block; and ample seating and heating for customers. The garden licence permits a variety of uses including private parties, live music, DJs, performances, markets and film shows. There is vehicular access to the area to allow additional catering vans or facilities to be provided as required. The land is owned by a different landlord and as a result is on a separate lease. This sale incorporates the leasehold interest in both the pub/restaurant and the beer garden area.

Location

Mulligan's is in the centre of Ayr, a seaside town renowned for its rich history, stunning coastline, and bustling community. This lively location attracts both locals and tourists, making it an ideal setting for a hospitality enterprise. The town's picturesque streets are lined with eclectic shops, cafes, and historic sites, creating a charming backdrop for your new venture.

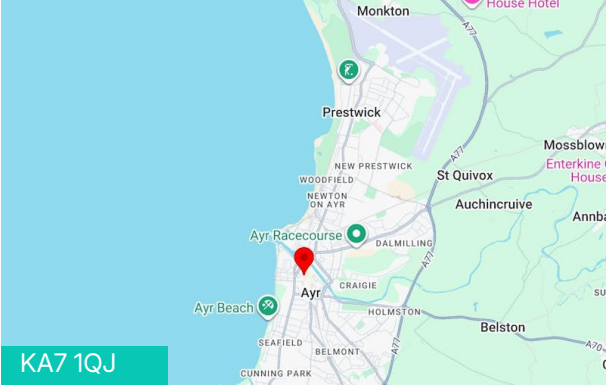
This specific street has multiple operators and creates a real buzz. The recently renovated Lorne Arcade nearby is driving more footfall to the area with multiple new businesses taking shape.

Viewings

Viewings by appointment only.

Heritable Interest

Option to Purchase the Heritable (Freehold) Interest. Price available upon enquiry



Viewing & Further Information



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