

HOT FOOD CONSENT GRANTED



31 Green Street, Ayr, KA8 8BQ

FORMER PUB WITH HOT FOOD CONSENT IN AYR | FULL CONSENT GRANTED | 900sq ft | PRICED FOR QUICK SALE O/O £35,000

Summary

Tenure	To Let / For Sale
Available Size	900 sq ft / 83.61 sq m
Rent	£8,000 per annum
Price	£35,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Licensed Public House
- Suitable For Conversion
- 900sq ft
- Sale: o/o £35,000
- Ground Floor
- Rates Exempt
- Rent: £8,000p.a

Summary

Available Size	900 sq ft
Rent	£8,000 per annum
Price	£35,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The property comprises a ground floor public house set within a larger 2 storey mixed use development surmounted by a pitched roof.

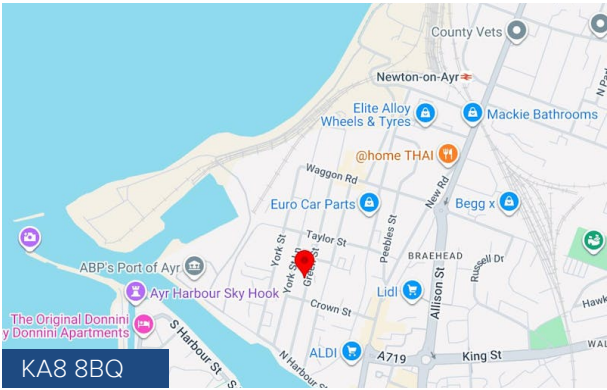
Internally the property offers an open plan customer area with centrally located bar.

The is an open plan smoking / garden area situated to the rear of the demise.

Location

The property is located on the west side of Green Street at its junction with Crown St in the town of Ayr.

Ayr is a popular coastal market town with a population of approximately 46,000 people making it the largest settlement in Ayrshire. The town benefits from excellent transport links and continues to be considered the shopping hub in the southwest of Scotland



Viewing & Further Information



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HOT FOOD CONSENT APPLIED FOR



31 Green Street, Ayr, KA8 8BQ

Licensed Public House

- Ground Floor
- Suitable For Conversion
- Rates Exempt
- 900sq ft
- Rent: £10,000p.a
- Sale: Offers Invited

LOCATION

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PROPERTY

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AREA

83.61sqm (900sq ft)

NAV/RV

£5,100



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Licensed Public House

RENT

The property is available on a new full repairing and insuring head lease for £10,000p.a

SALE

Offers are invited for our clients freehold interest.

V.A.T.

Prices quoted exclusive of V.A.T

TITLE

Available on request



31 Green Street, Ayr, KA8 8BQ

Licensed Public House

TSA Property Consultants

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General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.