

ONLINE AUCTION

- > AUCTION DATE: 30TH MARCH 2021 AT 2:30PM
- > PROMINENT TOWN CENTRE LOCATION
- > SCOPE TO DEVELOP PROFITABLE BUSINESS
- > INCLUDES BEER GARDEN
- > GUIDE PRICE £128,000

FOR SALE

GRANARY BAR, 8 RIGG STREET, STEWARTON, KA3 5AG

CONTACT: Barry Dunlop, b.dunlop@shepherd.co.uk 07833 797878 www.shepherd.co.uk/commercial-auctions
Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk 07720 466050 www.shepherd.co.uk

Public House and Self Contained Flat

GRANARY BAR, 8 RIGG STREET, STEWARTON

LOCATION

The subjects are located on Rigg Street close to its junction with Lainshaw Street/Main Street in an established area of commercial use in the centre of Stewarton and opposite the local Sainsbury's supermarket.

Stewarton is located in the East Ayrshire Council area around 10 miles north of Kilmarnock and with a resident population of around 6,600.

THE PROPERTY

The subjects comprise 2 storey and attic property with single storey projections to the rear formed in a combination of stone and brick with both pitched and flat roofs and including public house at ground floor level including an enclosed beer garden with residential accommodation on the upper floors of the building.

The public house is currently trading although offered for sale with Vacant Possession whilst the upper floor flat is currently used as storage associated with the pub although could provide owner/manager's accommodation if required.

Internally accommodation comprises the following:

Public House

- > Bar Area
- > Restaurant
- > Kitchen
- > Customer Toilets
- > Cellarage

Flat

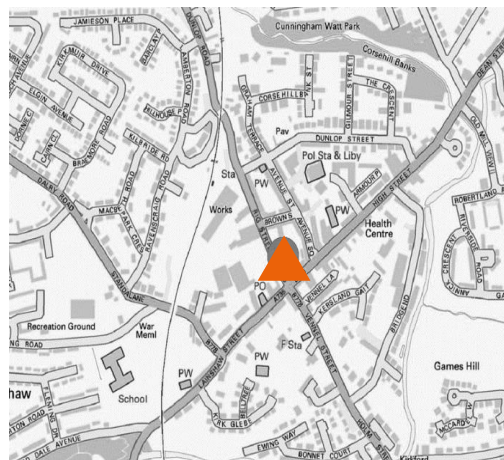
1st Floor

- > Upper Hallway
- > Lounge
- > Dining Kitchen
- > Store Room
- > Bathroom

Attic

- > 2 Rooms

The flat requires a degree of upgrading with the staircase requiring partial reinstatement.



AUCTION DATE:

30TH MARCH 2021 AT 2:30PM

www.shepherd.co.uk/commercial-auctions

RATING ASSESSMENT

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

RV £16,800

25% rating relief may be available to qualifying occupiers under the Small Business Bonus Scheme.

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.

| ACCOMMODATION | SqM | SqFt |
|---------------|---------------|--------------|
| Public House | 176.24 | 1,897 |
| Flat | 93.66 | 1,008 |
| TOTAL | 269.90 | 2,905 |

The above areas have been calculated on a gross internal basis.



AUCTION DATE:

30TH MARCH 2021 AT 2:30PM

www.shepherd.co.uk/commercial-auctions

AUCTION DATE

The auction will be held on 30th March 2021 at 2:30pm and interested parties should register at:

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

GUIDE PRICE

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

BUYER FEES

Details of the buyer fees associated with this property can be found on the individual property page.

LEGAL PACK

The legal packs are available to view online

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incidence of Value Added Tax in respect of this transaction.

ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC Rating of TBC

CONTACT DETAILS**Head of Property Auctions**

Barry Dunlop

Glasgow Commercial

31 Byres Road, Glasgow, G11 5RD

Tel: 07833 797878

b.dunlop@shepherd.co.uk

**Local Office Contact**

Kevin N Bell BSc MRICS

22 Miller Road

Ayr, KA7 2AY

Tel: 07720 466050

kevin.bell@shepherd.co.uk



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

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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **FEBRUARY 2021**