



FOR SALE

TOWN CENTRE PUBLIC HOUSE

'Stewarton Arms', 6 Avenue Square, Stewarton, KA3 5AB

Prominent position within Stewarton Town Centre

Established pub premises with function room

Gross Internal Area 355 sq.m. (3,822 sq.ft.) over two floors

100% wet sales free of brewery tie

Offers over £220,000 are invited

LOCATION

Avenue Square is the traditional heart of Stewarton Town Centre, located just off High Street and the location of the Town Hall, adjacent to the 'Stewarton Arms' with Ladbrokes on the other side of the property.

Stewarton is located within East Ayrshire around 5 miles north of Kilmarnock, 13 miles south west of Newton Mearns and 20 miles south of Glasgow. The 'Bonnet Toun' has a population of 7,500 persons with an array of new housing being developed.

DESCRIPTION

The 'Stewarton Arms' is a well-established, traditionally built public house within Stewarton Town Centre, occupying a mid-terraced position and contained over two floors with separate ground and first floor access as well as a rear garden enclosure.

The internal accommodation is traditional in style with an open plan main bar and adjacent pool area. There is seating for around 60 patrons. An internal stair accesses the first floor function room, having an independent front door access also. There are toilets on both floors.

The accommodation is as follows:

Ground Floor: Entrance vestibule, main bar, patron's toilets, spirit store, cellar, general store.

First Floor: Function room, patron's toilets, office, studio and general storage.

AREAS

The property extends to the following gross internal floor.

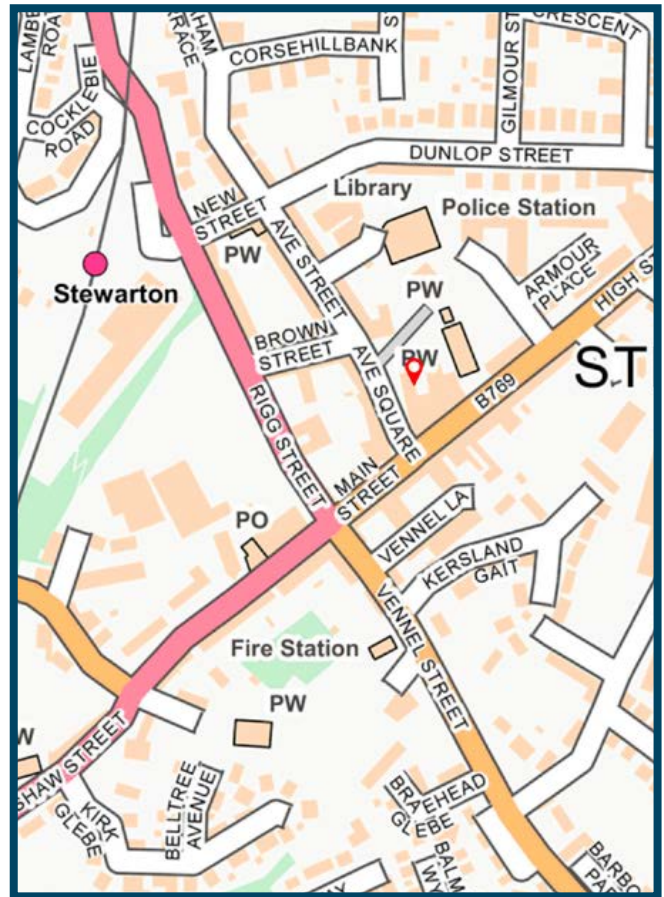
Ground Floor:	180 sq.m	(1,938 sq.ft)
First Floor:	175 sq.m	(1,884 sq.ft)
Total:	355 sq.m	(3,822 sq.ft)

RATING

The Rateable Value is £16,300 and the property qualifies for 25% rates relief via the Small Business Bonus Scheme, subject to occupier status.

BUSINESS

Stewarton Arms is a well-established pub within Stewarton, widely considered to be one of the town's busier outlets, with reported sales to be in the region of £5,000 - 6,000 per week. There is scope to improve upon past sales levels and perhaps diversify in to food sales, subject to the necessary consents.



The business was closed due to COVID-19 and remains closed at the date of publication.

PRICE

Offers over £220,000 are invited for our client's heritable interest in the property and business as a going concern. The price quoted is exclusive of VAT.

Please note that the property/business will be sold without warranty.

EPC

EPC available upon request.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-

Anthony Zdanowicz

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DATE OF PUBLICATION

March 2021

REFERENCE

WSA1952

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