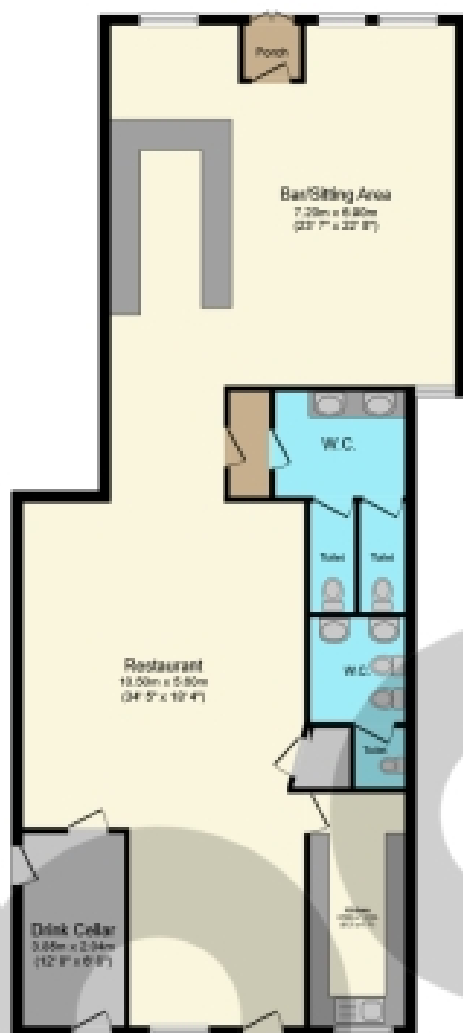




Gateside in, 37-39 Main Road, Gateside, Beith

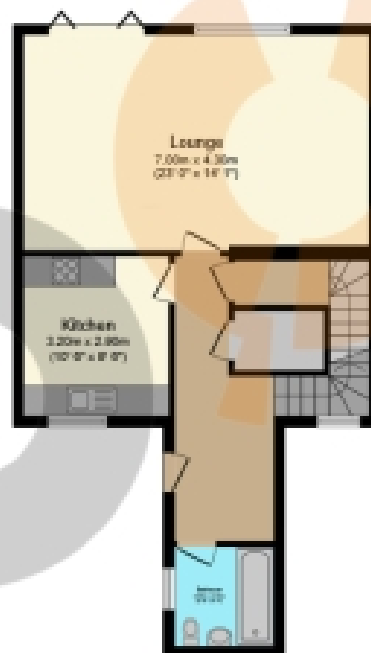
Guide Price £295,000





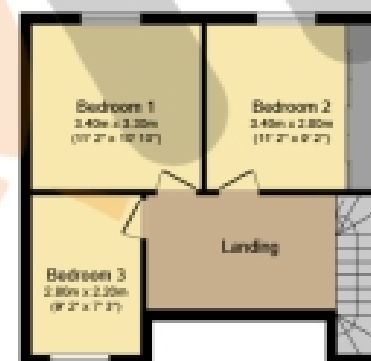
Ground Floor

Floor area 143.1 sq.m. (1,540 sq.ft.)



First Floor

Floor area 61.3 sq.m. (659 sq.ft.)



Second Floor

Floor area 42.0 sq.m. (452 sq.ft.)

TOTAL: 246.3 sq.m. (2,652 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

SALE VIA SECURE SALE ONLINE BIDDING - TERMS & CONDITIONS APPLY. *A CHARMING, TRADITIONAL PUB & RESTAURANT WITH 3 BEDROOM PREMISES INCLUDED IN THE SALE - MASSES OF HISTORY, CHARACTER & CHARM * TURNKEY PREMISES * UPTO 100 COVERS PERFECT FOR FUNCTIONS * BEER GARDEN * SPACIOUS THREE BEDROOM MAISONETTE* Please contact your personal estate agents, The Property Boom for much more information.

Nestled in the charming village of Gateside, on Main Road, a vital connection between the A737 and A736. The Gateside Inn holds over 400 years of history, this pub and restaurant is filled with character and charm.

Entering the beautiful sandstone building of The Gateside Inn, where a warm and welcoming atmosphere awaits. Featuring traditional pub interior with authentic stone walls, the space exudes charm and character. Fully equipped and operating with a valid license, the premises is ready for a seamless transition.

The large, fully fitted kitchen is ideal for catering and offers excellent potential to boost revenue with ease. The pub and restaurant can accommodate up to 100 covers, providing ample seating and tables, making it perfect for hosting events and functions.

The space is thoughtfully divided into two areas: an intimate bar with corner seating and a wood-burning fire, creating a relaxed and sociable ambiance. This flows effortlessly into the spacious restaurant area, offering plenty of room for creative possibilities. Convenient bathroom facilities are available for both male and female patrons.

During the summer months, The Gateside Inn boasts a fabulous, fully enclosed beer garden-an ideal spot to relax and enjoy a drink or meal with family and friends in the sunshine.

Above the pub, included with the sale is a spacious three-bedroom maisonette, featuring an impressive family lounge, a well-appointed kitchen, and a modern three-piece bathroom. Upstairs, you'll find three generously sized bedrooms, with Bedrooms One and Two offering breathtaking countryside views.

The Gateside Inn is more than just a pub and restaurant-it's a fascinating piece of history. This unique opportunity offers the chance to build on an established and loyal customer base, capitalise on the high volume of passing traffic, and unlock its incredible potential. Whether you choose to carry on its legacy as a thriving business or transform it into your own vision, The Gateside Inn provides the perfect foundation to create something truly special.

WOULD YOU LIKE HELP WITH THE MARKETING OF YOUR OWN PROPERTY? TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.
Auctioneers Additional Comments

The Property Boom are working in Partnership with Pattinson Auction on this online auction sale and we refer to them below as 'The Auctioneer'. Please be aware that any inquiry, bid or viewing of the subject property will require your details to be shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively. This auction lot is being sold either by, conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. Bids can be made via The Auctioneers or the Marketing Agents website.

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification and identity process in accordance with Anti Money Laundering procedures.

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