



The Boswell Arms Coal Road
Cumnock, KA18 2AH

Offers in excess of £375,000



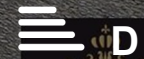
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The Boswell Arms Coal Road Cumnock, KA18 2AH

Montgreenan Property Group are truly honoured to present to the market - The Boswell Arms, Auchinleck, Cumnock.

An incredibly exciting and rare opportunity to acquire a super striking, very well renowned, highly profitable turnkey pub and restaurant with adjacent 3 bedroom owner's house.

As one of the oldest and most beautiful period buildings within the area, The Boswell Arms sits proudly commanding the crossroads of Coal Road with its distinctive turret and gorgeous sandstone facade

It is an absolute institution with residents and regulars Ayrshire wide, known for its outstanding food and welcoming friendly atmosphere.

The current owners have run it very successfully for over 23 years and are only selling due to retirement.

Over the last few years they have decided to slow things down considerably and have been turning away a lot of business though choice. This means there is huge growth potential for any new proprietor. There is massive scope to develop the food side of the business further as well as potential for a beer garden to be added (subject to relevant planning consents) to the side of the building.

The very flexible accommodation lends itself to a multitude of different purposes & is sure to delight a vast array of potential purchasers.





Particularly publicans, restauranteurs, property developers & those looking for an incredible, one of a kind building to convert into a luxury home (subject to relevant planning consents).

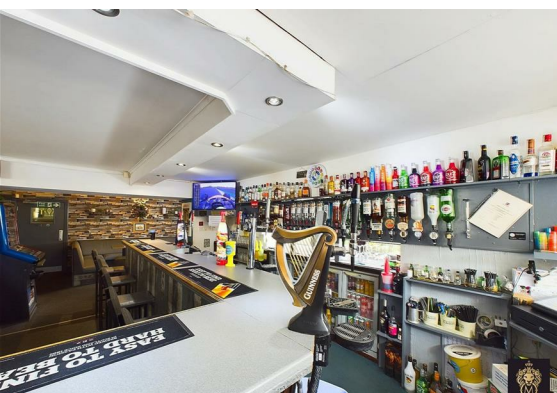
The commercial subjects which have been recently renovated and modernised throughout comprise; attractive public bar with games & comfortable seating area, 1st floor 40 seater restaurant, restaurant kitchen, drinks cellar, Disabled, Gentlemen & Ladies toilets and plenty of storage areas.

The residential comprises; 3 bedrooms, two bathrooms, sitting room & kitchen.

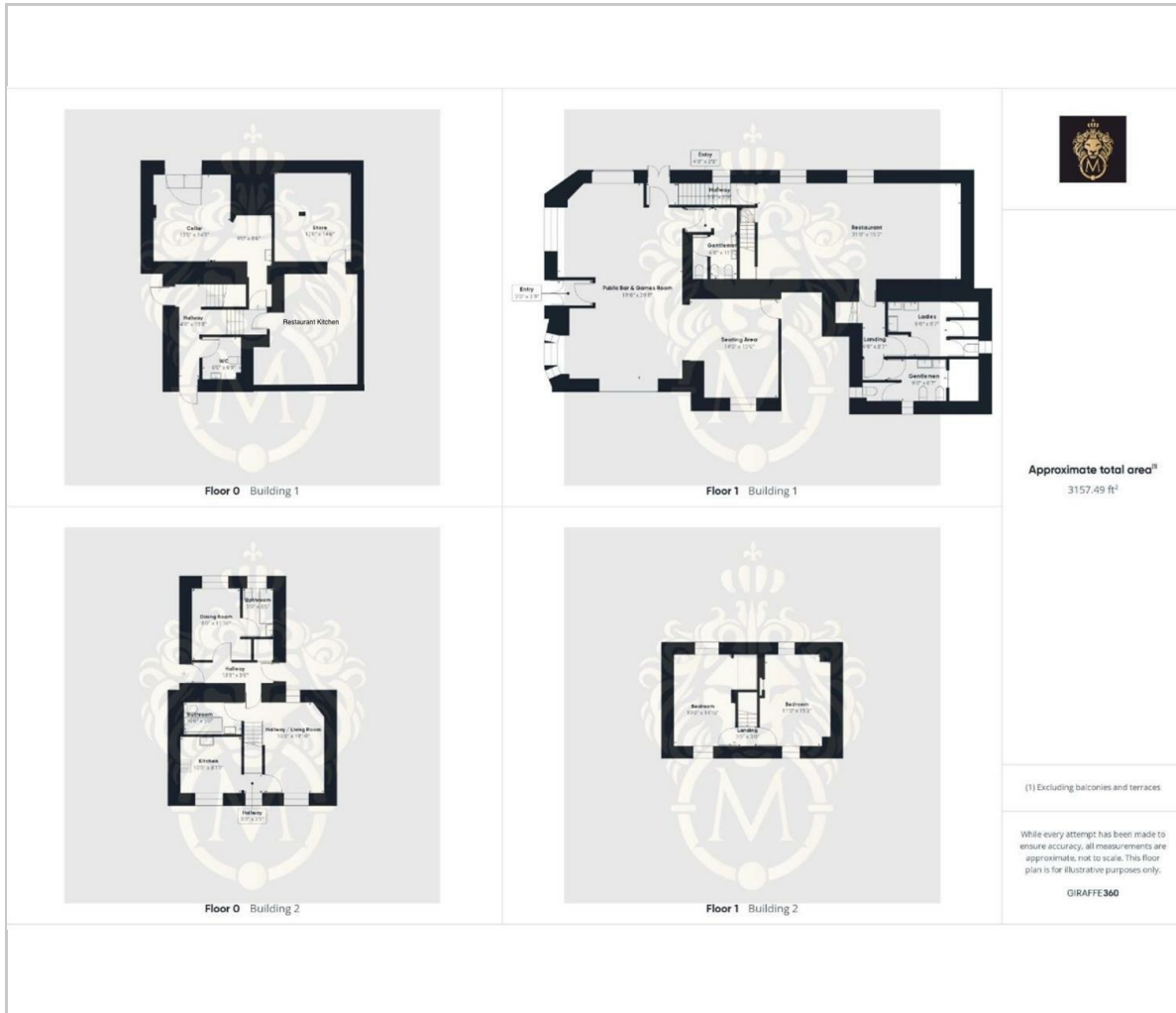
Externally there is large private driveway & garden area.

Turnkey business's with such growth potential are extremely rare to market.

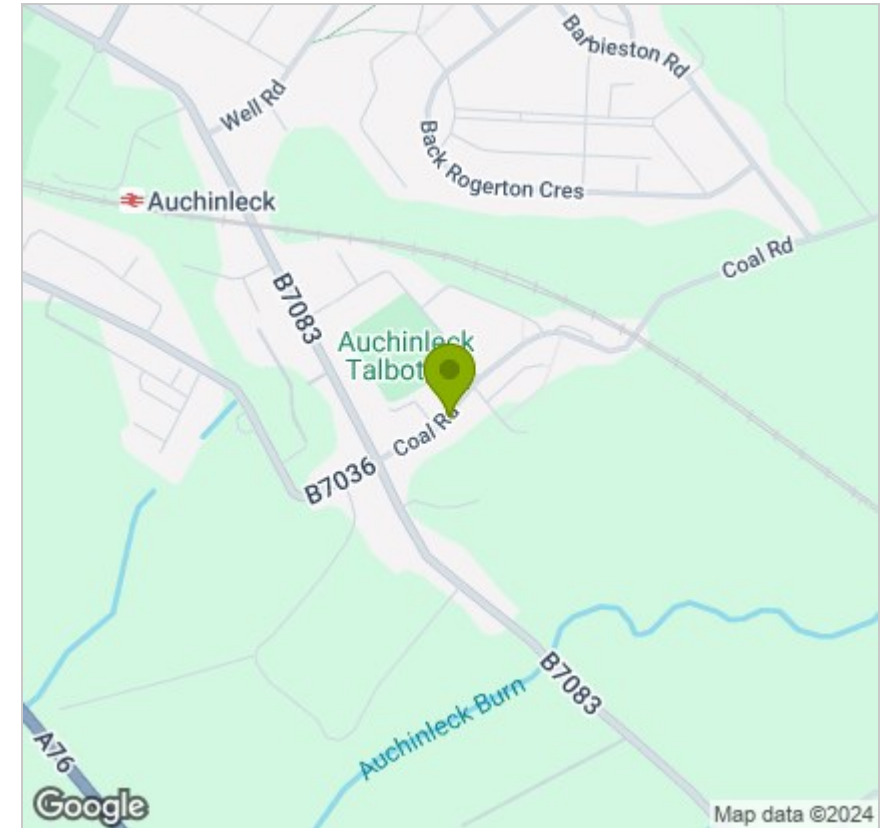
Early viewing essential



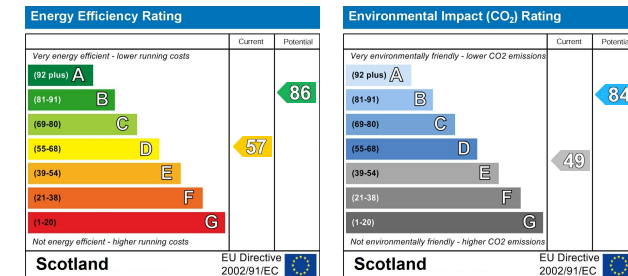
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Montgreenan Property Group Office on 01292 435 601 if you wish to arrange a viewing appointment for this property or require further information.

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