



## The Boswell Arms

Ref: 6854028

2 Coal Road, Auchinleck, KA18 2AH

Freehold: Offers Over - £395,000

Prominent position in the village

Historic Building

Perfect for chef/owner operator

Fully fitted commercial kitchen

3 Bedroom Owner's House included

Well presented. Energy Rating F



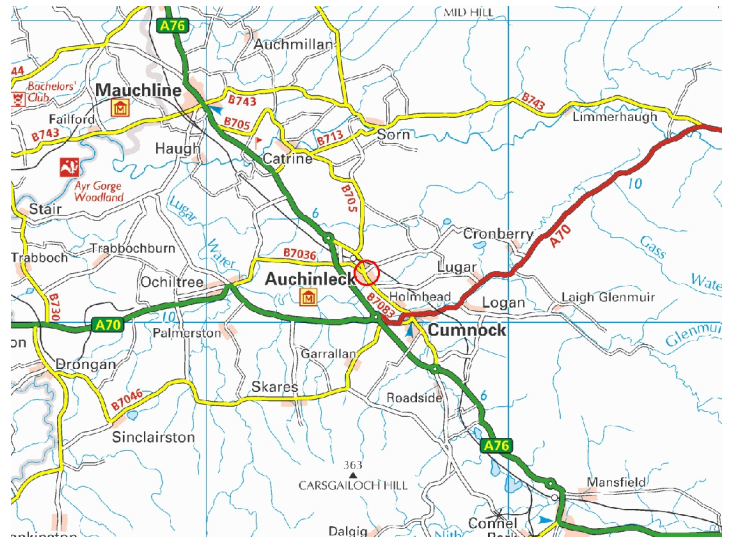
At the Cross in Auchinleck is one of the village's oldest buildings, the Boswell Arms Inn. Its distinctive corner turret is often admired by those waiting at the traffic lights, and the lush pink sandstone that was quarried in the vicinity of Auchinleck



### Location

Auchinleck is a village five miles southeast of Mauchline and two miles northwest of Cumnock in East Ayrshire, Scotland. Surrounding the village is Auchinleck Estate, centred on Auchinleck House, past home of the lawyer, diarist and biographer James Boswell - 9th Laird of Auchinleck.

The Boswell Arms Inn is next to the home of the junior football club Auchinleck Talbot, who play at the 4,000 capacity Beechwood Park. The club, one of the most successful in Scotland at that level, share a fierce rivalry with near neighbours Cumnock Juniors in the West of Scotland Super League



### The Opportunity

Centrally located in the thriving and growing town of Auchinleck, The Boswell Arms Inn offers a great opportunity to acquire a long established bar/restaurant. Upgraded to a high standard, it allows any new owner a profitable business in walk-in condition. Popular with the local clientele it has gained a reputation for good food and drink attracting many from out with the town.

### Fixtures & Fittings

All fixtures and fittings are included in the sale apart from any items personal to our clients.

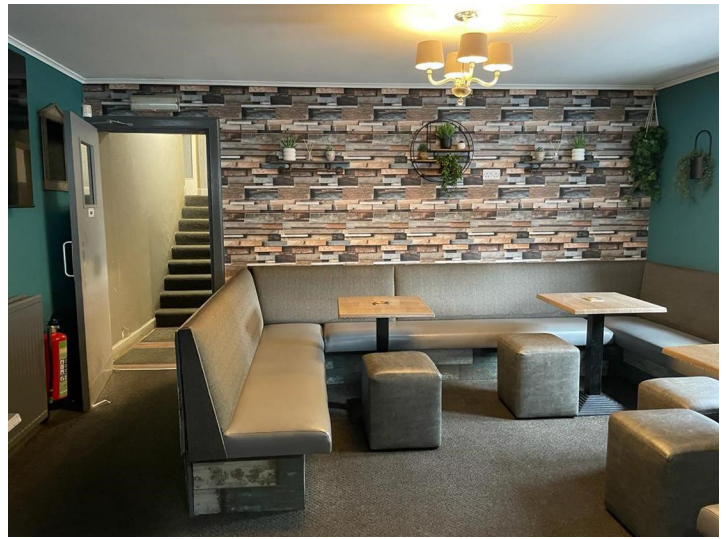
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## Internal Details

As you enter the bar area you are immediately aware of the bright and modern décor throughout. The current owners have upgraded this area to a high standard which offers spacious and comfortable seating to accommodate the varied customer base.

Upstairs is the equally spacious restaurant with a total of 40 covers, benefiting from a separate entrance. Overall, both parts of this venue have been maintained to a very high standard.

The fully fitted kitchen, along with storage space, to the rear of the building allows the restaurant to operate to its full potential.



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## Owner's Accommodation

The business includes the owner's house which is adjacent to the bar restaurant and offers three generous sized bedrooms with spacious living space and two bathrooms. Along with the modern kitchen, this will provide any new owner with a comfortable home. A recent home report has valued the house at £110,000.

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## Trading Hours

### Bar

Sunday to Thursday  
12.00noon to 11.00pm

Friday and Saturday  
12.00noon to 1.00am

### Restaurant

Sunday to Thursday  
12.00noon to 8.00pm



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### Staff

Staff details will be provided on request and after a formal viewing has taken place.

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### Trading Information

Trading Profit & Loss Accounts will be provided to seriously interested parties after a formal viewing has taken place.

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### External Details

Good sized car park at the rear that also allows access to the owner's accommodation.



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### Business Rates

The Rateable Value as of 1 April 2023 is £7,100. Confirmation of actual rates payable can be obtained from the local Authority.

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### Regulatory

Premises Licence



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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Tony Spence

Associate Director - Hospitality

M:+44 7546 698 684

E:tony.spence@christie.com

Edinburgh



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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