



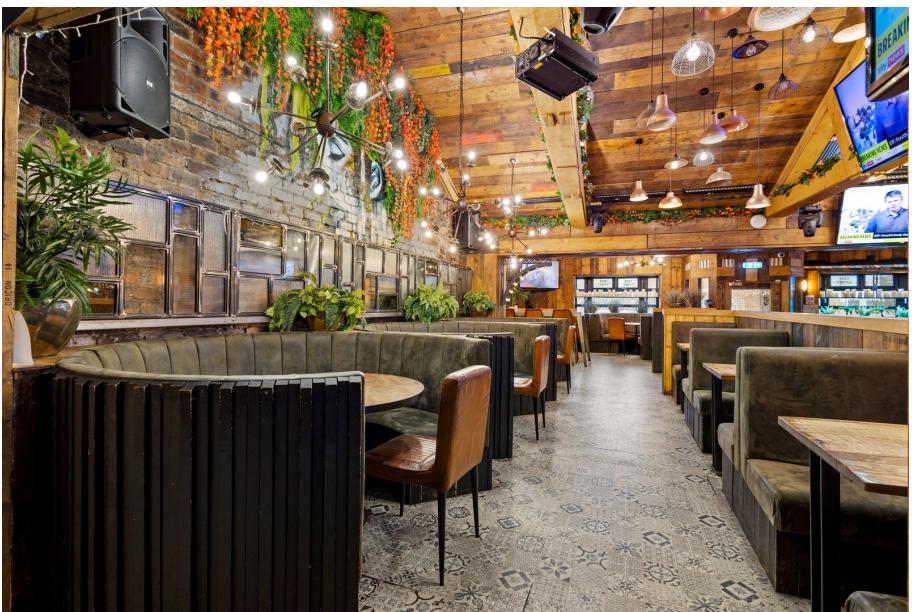
Mulligan's, 7-9 Arthur Street, Ayr, KA7 1QJ

Guide Price £250,000

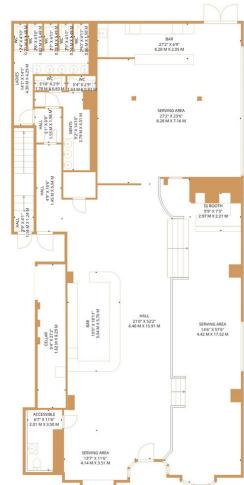
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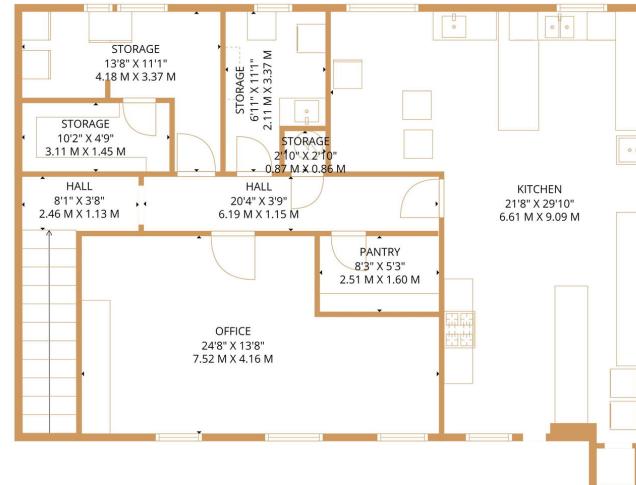
- Rare Opportunity - Fully fitted Irish Theme Bar
- Sale includes pub/restaurant licence, and all fixtures & fittings
- Fully fitted – no additional CapEx required
- Established presence within Ayr Town Centre
- Flexible separate bar area to rear for private functions
- Complete turnkey operation
- Rateable value is £40,000, currently qualifying for hospitality discount
- Previous rental value of £36,000 per annum
- 140-cover restaurant and bar space, perfect for live music
- Option to enquire about the pub/restaurant lease



Mulligan's, Ayr – An Exceptional Irish Bar & Restaurant Opportunity
FOR SALE – Freehold
 Guide Price of £250,000 (includes licence and all fixtures & fittings)
 140 indoor covers
 4,500 sq ft internal



TOTAL: 4341 sq. ft. 404 m²
 FLOOR 1: 3310 sq. ft, 308 m², FLOOR 2: 1031 sq. ft, 96 m²
 EXCLUDED AREAS: CELLAR: 144 sq. ft, 13 m², STORAGE: 231 sq. ft, 22 m², WALLS: 229 sq. ft, 21 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. © FOUR WALLS MEDIA



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements