



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

Guide Price £210,000

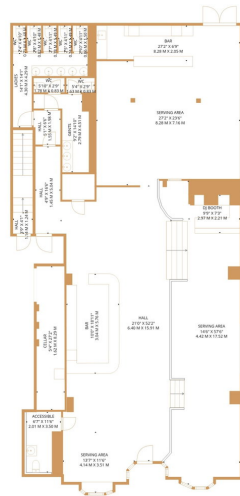
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- Complete turnkey operation
- Flexible separate bar area to rear for private functions
- Established presence within Ayr Town Centre
- Fully fitted – no additional CapEx required
- Sale includes pub/restaurant licence, and all fixtures & fittings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



Mulligan's, Ayr – An Exceptional Irish Bar & Restaurant Opportunity  
 FOR SALE – Freehold  
 Guide Price of £210,000 (includes licence and all fixtures & fittings)  
 140 indoor covers  
 4,500 sq ft internal



**TOTAL: 4341 sq. ft. 404 m<sup>2</sup>**  
 FLOOR 1: 3310 sq. ft. 308 m<sup>2</sup>, FLOOR 2: 1031 sq. ft. 96 m<sup>2</sup>  
 EXCLUDED AREAS: CELLAR: 144 sq. ft. 13 m<sup>2</sup>, STORAGE: 231 sq. ft. 22 m<sup>2</sup>, WALLS: 229 sq. ft. 21 m<sup>2</sup>  
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