

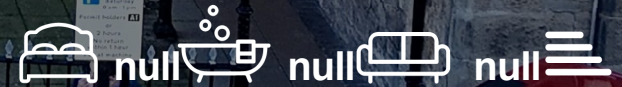


MONTGREENAN
PROPERTY GROUP



Queens Court Sandgate
Ayr, KA7 1BH

Offers in excess of £175,000



Queens Court Sandgate

Ayr, KA7 1BH

Montgreenan Property Group are absolutely delighted to present to the market 29 to 32 Queens Court, Sandgate, Ayr. A rare opportunity to acquire a characterful restaurant & hospitality premises within one of Ayr's most evocative historic courtyards.

Queens Court is discreetly positioned just off Sandgate at its junction with Newmarket Street in Ayr town centre. Steeped in Victorian heritage & believed to have originally formed the stables & outbuildings of the grand Queen's House, the courtyard retains a sense of place that is increasingly hard to find. Cobblestone surfaces, stone archways & a secluded internal courtyard create a distinctive & atmospheric setting.

Following full purchase & sensitive redevelopment by Wood Property Group, Queens Court has been carefully reawakened & now hosts a strong mix of independent retail, leisure & licensed occupiers. With almost every unit now occupied, this represents one of the final remaining opportunities within this established destination.

Set around a private cobbled courtyard, the property extends to approximately 1,939 sq ft (180.14 sq m) & is arranged across three principal rooms. The accommodation includes exposed brickwork, a commercial kitchen, bar, office, & full staff & customer facilities, with scope for outdoor alfresco seating within the courtyard.



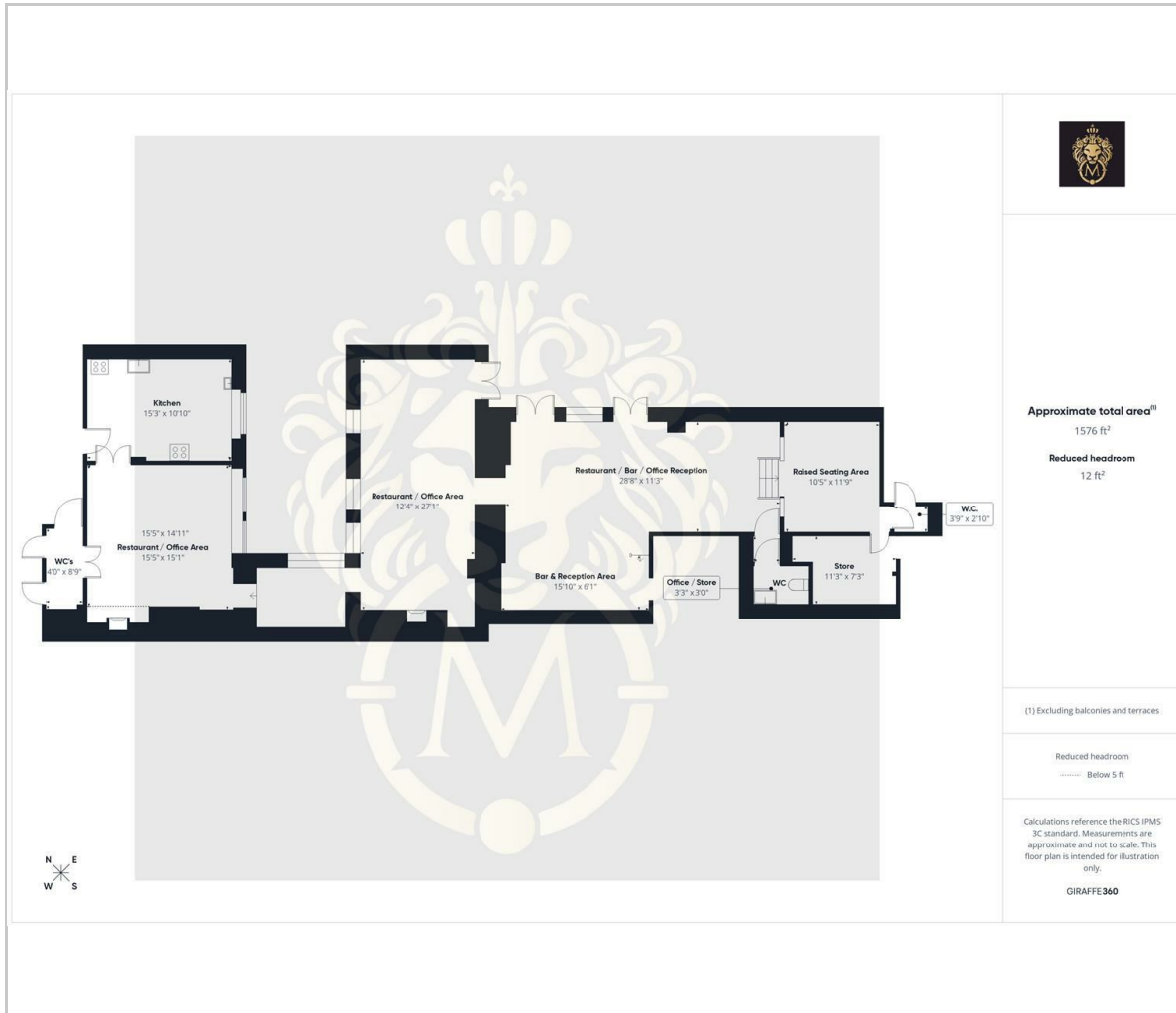


The premises benefits from established restaurant use, immediate commercial viability & potential eligibility for 100 percent rates relief under the Small Business Bonus Scheme, subject to status.

The space is ideally suited to a restaurant, bar or café, while also offering potential for a private members club, boutique hospitality venue or alternative commercial use, subject to planning. Intimate, character led & destination driven, Queens Court offers an environment people actively seek out rather than simply pass through.



Floor Plan

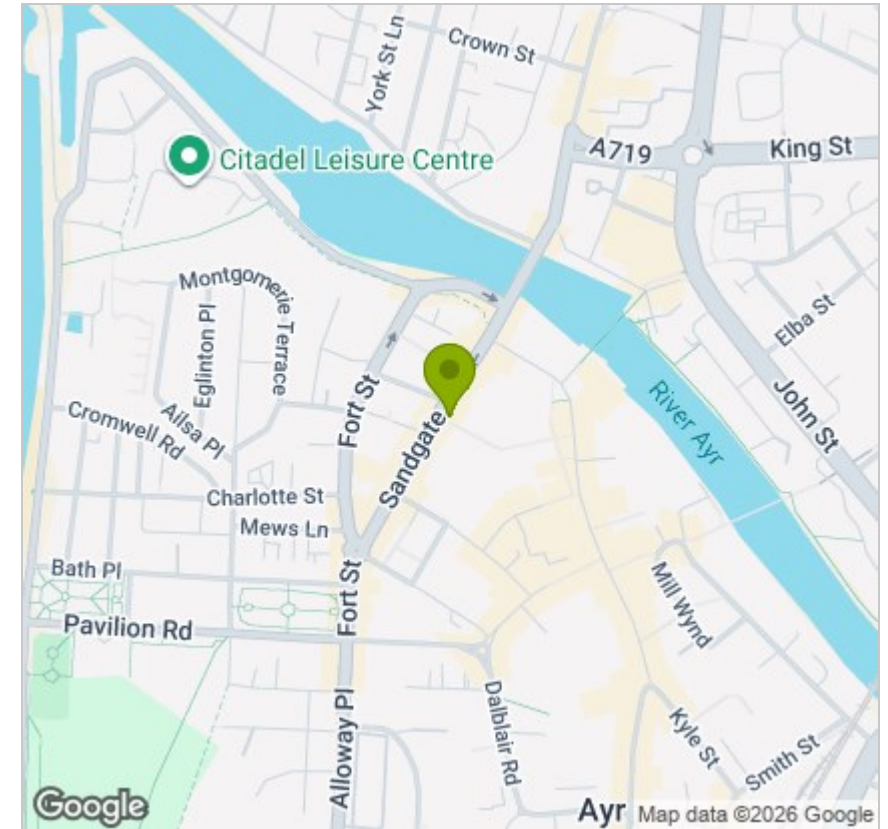


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

