



MONTGREENAN
PROPERTY GROUP



Queens Court Sandgate
Ayr, KA7 1BH

Offers in excess of £175,000



Queens Court Sandgate

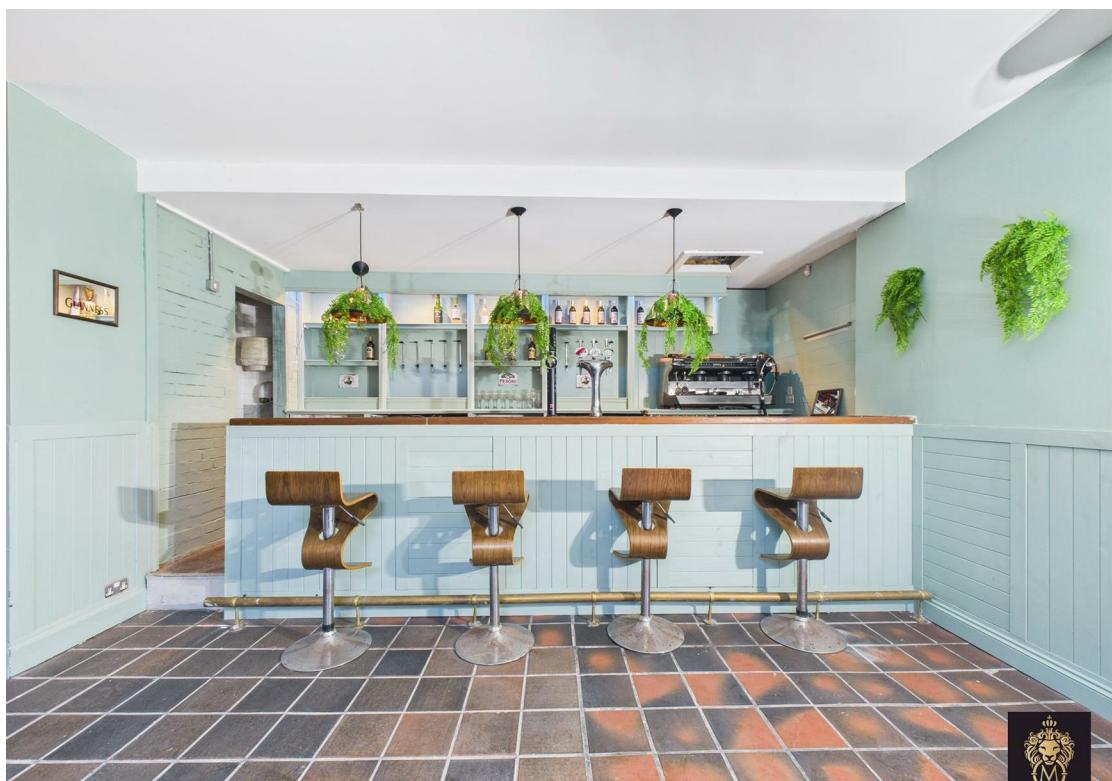
Ayr, KA7 1BH

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.

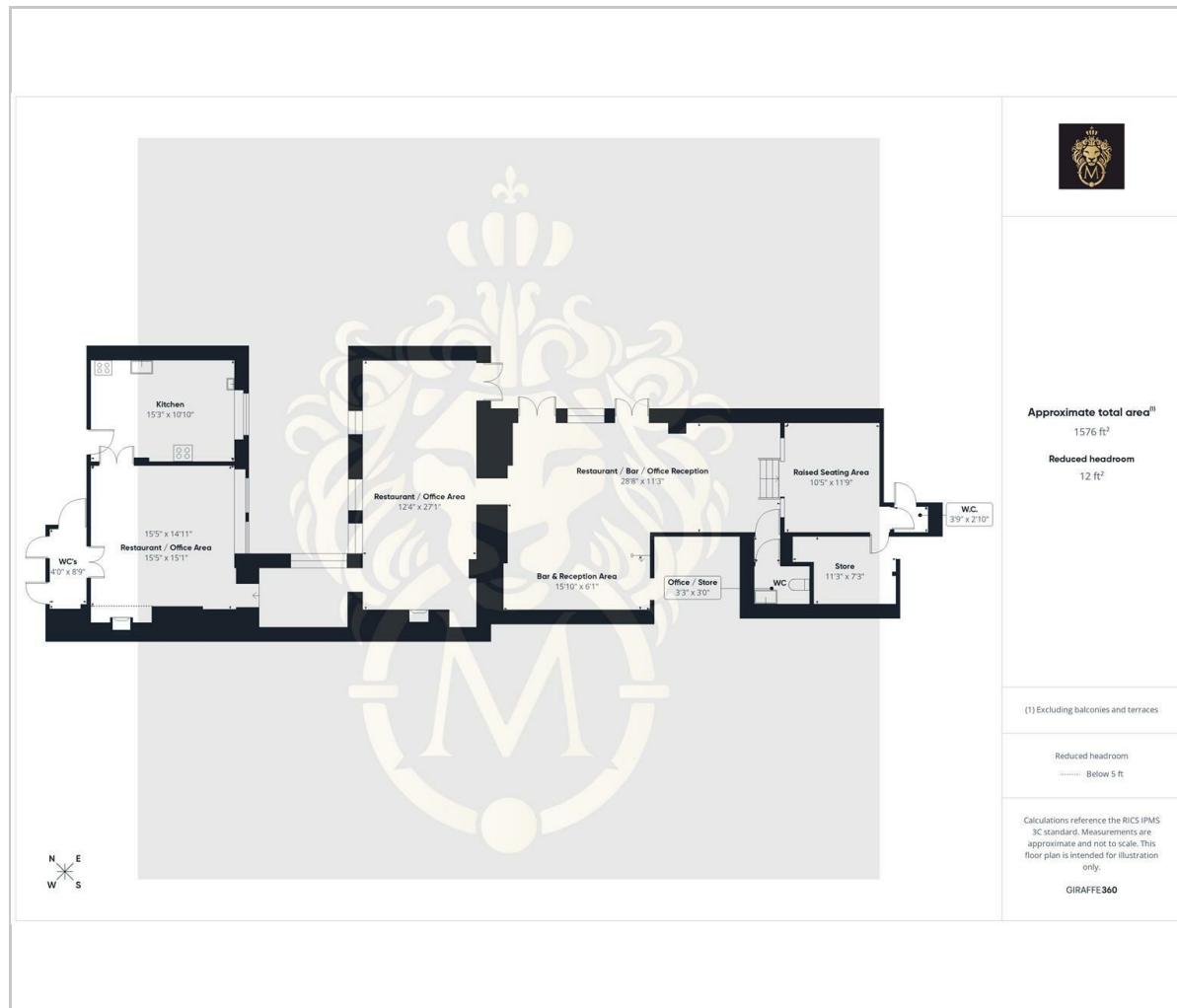




The premises benefits from established restaurant use, immediate commercial viability & potential eligibility for 100 percent rates relief under the Small Business Bonus Scheme, subject to status.

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.

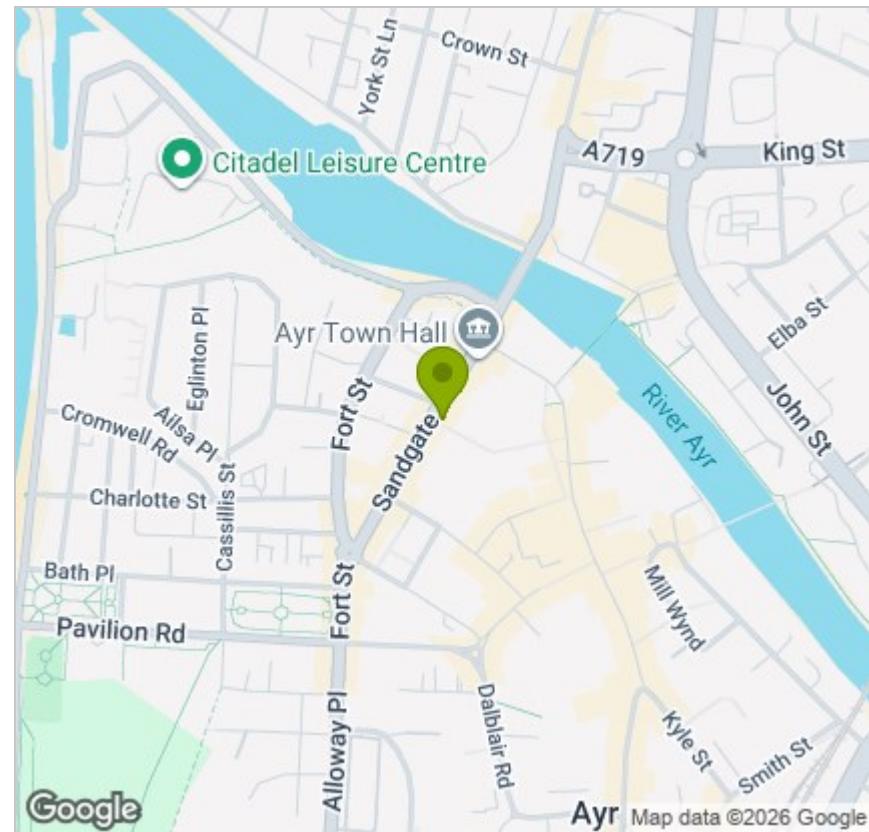
Floor Plan



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.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

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