



FOR SALE

TOWN CENTRE PUB & OWNERS ACCOMMODATION

'Cassillis Hotel', 49-51 Cassillis Road, Maybole, KA19 7HF

Highly visible position within Maybole Town Centre

Licensed public house premises with rear function room

Two vacant upper floors and owners accommodation

Potential for development and alternative use, subject to consent

Gross Internal Area 471 sq.m (5,095 sq.ft)

100% rates relief, subject to status

Offers over £110,000 are invited

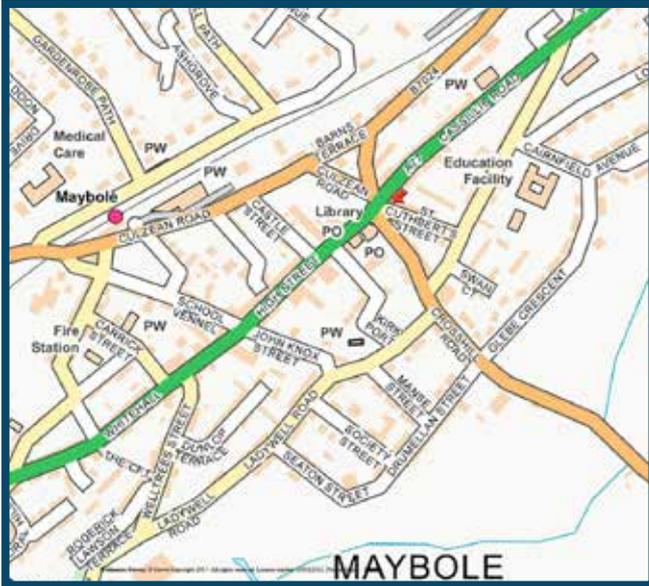
LOCATION

Cassillis Road is the main road running through Maybole and forms part of the A77 road route, which extends north to Ayr (8 miles), Kilmarnock (23 miles) and beyond to Glasgow (44 miles). The surrounding area is mixed commercial and residential in its nature with the subjects occupying a prominent corner position at the junction of Cassillis Road and St Cuthbert Street.

Maybole has a population of around 4,700 persons with limited amenities. The railway station serving the town has services to Ayr, Glasgow and Stranraer.

DESCRIPTION

The 'Cassillis Hotel', is an established licensed premises and a former hotel with owners accommodation within a corner positioned, three-storey over basement property dating from the 1800s. The building is of stone construction with a slate clad roof and Georgian style replacement windows to most rooms.



The public house fronts on to Cassillis Road and is broadly rectangular in shape and well-presented comprising of a main bar, a games area and a timber built bar servery with gantry. There is a hatch access to the basement beer cellar and store. The rear function suite has independent access off St Cuthbert Street together with an internal linking corridor and is also well presented having its own bar servery. The ground floor contains male and female toilets in addition to a kitchen area.

The former hotel consists of four former letting bedrooms and bathroom at first floor level and a further two bedrooms at attic floor level. The first floor also has a two bedroom owner's apartment over the suite itself, which access to a private garden ground to the rear of the property.

The business is closed but the property remains licensed although no trading information is available.

FLOOR AREA

We measure the property to extend to the following gross internal floor areas:

Ground Floor	197.31 sq.m	(2,124 sq.ft)
Basement	60.00 sq.m	(646 sq.ft)
First Floor	165.22 sq.m	(1,778 sq.ft)
Attic Floor	48.38 sq.m	(521 sq.ft)
Total	470.91 sq.m	(5,069 sq.ft)

RATING

The rateable value is £13,300. The property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

PRICE

Offers of £110,000 are invited for our client's heritable interest.

Prices are quoted exclusive of VAT, if applicable.

EPC

Available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING

For further information and arrangements to view please contact the sole agents:-

Anthony Zdanowicz
Dd: 01292 268 055
E: anthonyz@dmhall.co.uk

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