

WELL KNOWN VILLAGE HOTEL WITH DEVELOPMENT POTENTIAL

- > INCLUDES BAR, SIX LETTING ROOMS & GENEROUS OWNER'S ACCOMMODATION
- > POTENTIAL TO RE-ESTABLISH POPULAR LOCAL BUSINESS
- > SUITED TO RESIDENTIAL CONVERSION SUBJECT TO PLANNING
- > NOT CURRENTLY TRADING
- > OFFERS OVER £225,000

FOR SALE

EGLINTON HOTEL, 50 MAIN STREET, DALMELLINGTON, KA6 7QL

CONTACT: Kevin N Bell kevin.bell@shepherd.co.uk | David Houston BSc (Hons) MRICS david.houston@shepherd.co.uk | Arlene Wallace a.wallace@shepherd.co.uk | 01292 267987 www.shepherd.co.uk



LOCATION

The property is set within the popular village of Dalmellington which, together with adjacent Bellsbank, has a population of around 2,800 and is within the East Ayrshire Council area on the A713 around 13 miles south east of Ayr.

The property enjoys a prominent location in the town's Main Street with surrounding uses being a mix of retail and residential.

THE PROPERTY

The subjects comprise a substantial two storey and attic purpose built hotel with two storey extension to the rear together with an enclosed garden.

The internal accommodation comprises the following:

Ground Floor

- > Entrance Hallway
- > Bar
- > Function Room
- > Dining Room
- > Office
- > Kitchen (and associated stores)
- > Customer Wcs

First Floor

- > Function Suite
- > Six Bedrooms
- > Lounge
- > Shower Room
- > Wc

Attic – Manager's Flat

- > Lounge
- > Two Bedrooms
- > Kitchen
- > Bathroom

Since acquiring the property our clients have closed the business and relinquished the licence however the original licenced trade fit out remains and the business could readily be re-established by incoming owners.

PLANNING

The subjects are a long established purpose built hotel offering scope for continued commercial use or conversion to residential use subject to planning. The property could comprise a single family home or conversion into a number of smaller self-contained units.

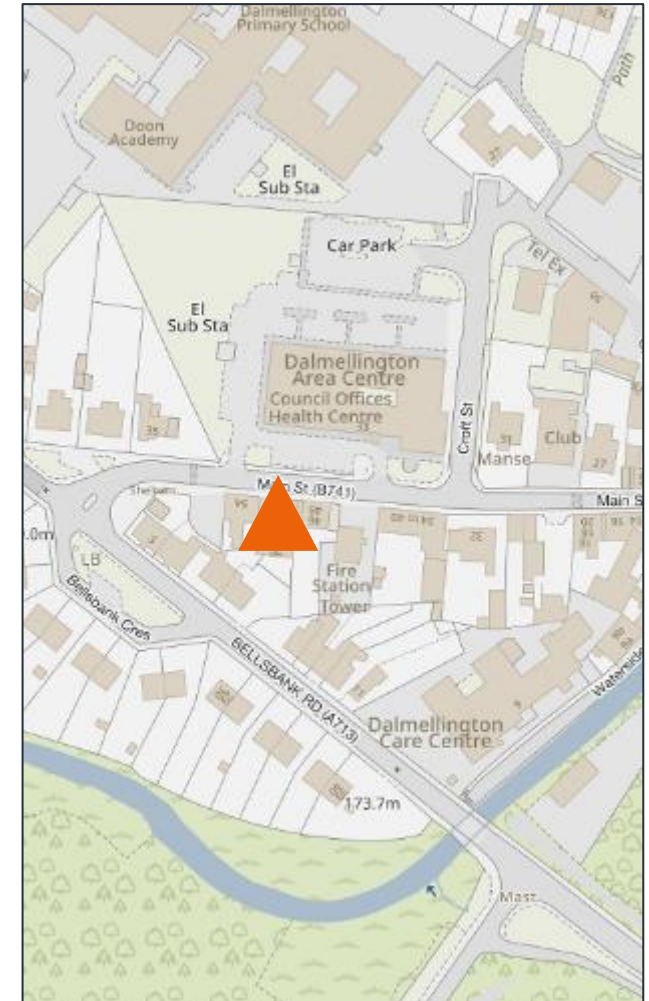
Interested parties should make their own enquiries to East Ayrshire Council.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of G, a copy of the EPC is available upon request.

ASKING PRICE

Offers over **£225,000** are invited.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **JANUARY 2024**

COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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