



## BUSINESS FOR SALE

Mayfair Amusements,  
31 -33 Knockcushan Street, Girvan, Ayrshire, KA26 9AG

- Long established business
- Situated within a popular seaside location.
- Easily managed with owners accommodation
- Potential redevelopment opportunity
- Offers over £170,000

## LOCATION

The town of Girvan lies around two miles to the south of Ayr and around 30 miles to the north of Stranraer. The town lies on the A77 roadway which links with both settlements and also the city of Glasgow to the northeast.

Girvan forms part of the South Ayrshire jurisdiction and is a popular seaside resort on the Clyde Coast and sits on the South West Coastal 300 route. The town has a beautiful beach with views to Ailsa Craig with trips to the island in the summer months attracting good tourist trade and is popular with walkers having both coastal and forest walks within easy reach of the town and for keen golfers the world famous Turnberry is also nearby.

The location of the subjects is shown on the appended plan below.

## DESCRIPTION

The property comprises a mid-terraced two storey unit and is of traditional construction with a large I-shaped open plan amusement arcade at the ground floor with a residential flat located on the upper floor as well as a disused flat. The arcade benefits from large timber bi-folding doors to the front. The access to the rear courtyard is by way of a timber door situated on the eastern side of the property.

Internally the property is currently fitted out at ground floor level in keeping with its current use as an amusement arcade with storage situated to the rear of the west section of the ground floor building. At first floor there is a two bedroomed residential flat situated on the eastern section of the building and a disused property to the west which is accessed from the storeroom on ground floor.

Planning permission has been granted for the redevelopment of the building to form a ground floor flat and maisonette flat whilst retaining the current first floor flat.

## ACCOMMODATION

Ground Floor – open plan arcade area, office, store, customer wc's.

First Floor – two bedroomed flat, store rooms/disused flat.

## THE BUSINESS

The business is reluctantly being brought to the market as a result of retirement.

The vendor has owned and operated the business for the past 35 years plus. The business is well known in the area and has customers traveling great distances to visit.

## TRADING FIGURES

Full accounts information will be made available to interested parties, following a formal viewing.

## RATES

According to the Scottish Assessors website the property has a current Rateable Value of

£9,300.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the Energy Performance Certificate is available upon request.

## PRICE

Offers over £170,000 are invited for the property, fixtures and fittings.

## STOCK

The stock is not included in the asking price and is available through separate negotiations.

## VAT

All figures quoted are exclusive of VAT if applicable.

## ENTRY

Early entry can be afforded on conclusion of Legalities.

## LEGAL FEES

Each party will be responsible for paying their own legal costs in this transaction.

## OFFERS

All offers should be submitted in Scottish legal terms to DM Hall.

## FINANCE/BUSINESS MORTGAGES

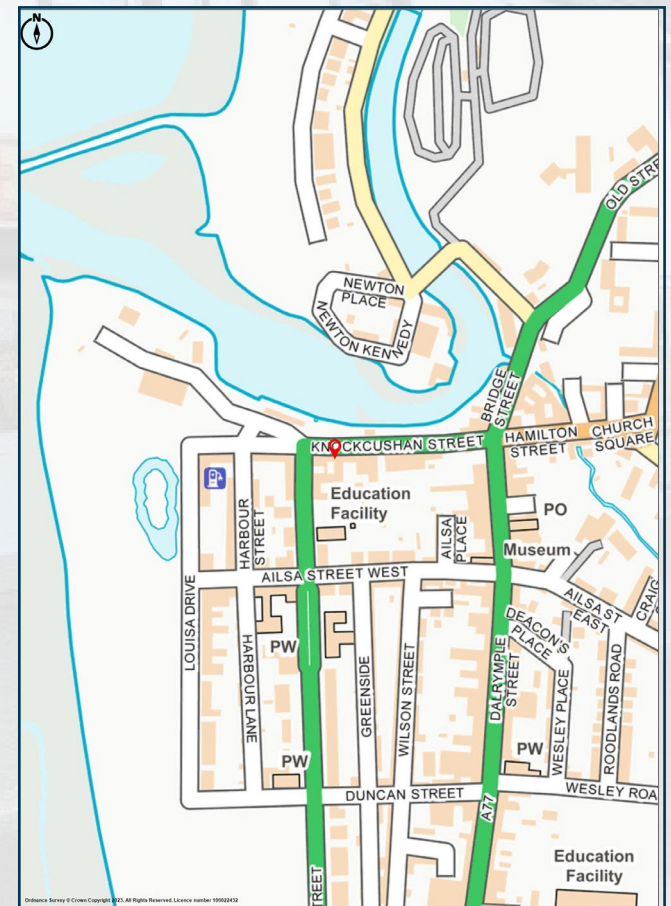
DM Hall are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and would be happy to effect the necessary introductions if required.

## VIEWING

Viewing is strictly by appointment and arrangements can be made by contacting Margaret Mitchell at this office on 0131 624 6130 or by e-mail at [business.sales@dmhall.co.uk](mailto:business.sales@dmhall.co.uk)

Date of publication November 2023

Ref: ESA3127











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