

# DM HALL

# For Sale

**WELL PRESENTED  
BAR & FLAT**

The Plough Inn,  
10 Cunningham  
Street, Tarbolton,  
KA5 5QF



**180 sqm  
(1,937 sqft)**

# Property Details

- Attractive village location close to Ayr
- Well-presented, traditional bar premises with external seating area
- Three-bedroom owners flat
- Gross floor area of 180 sqm (1,937 sqft)
- 100% Rates relief available on pub
- Potential for alternative uses
- Offers over £160,000 are invited

## Location

Cunningham Street is a main road running through the village of Tarbolton and is a mixed commercial and residential locality, with the property located close to the junction with Sandgate Street.

Tarbolton is a rural village with strong historical connections to Robert Burns, located within the South Ayrshire region, approximately 8 miles from Ayr, 13 miles from Kilmarnock and 34 miles south of Glasgow. The village has a population of around 2,000 persons

## Description

'The Plough Inn' is a traditional village pub and owners flat above, contained within a two storey plus attic, mid terraced building, that has been extensively renovated in years.

The pub, which shares an access vestibule with the upper floor flat, is well presented throughout with modern finishes





# Property Details

and a new bar servery area, an upgraded heating system, new electrics, new seating, and new toilets.

The property has been laid out to form a public bar area with pool table, a cellar, three toilet facilities, stores and a kitchen with a rear door accessing a private and elevated external seating area.

Trading accounts information can be provided to interested parties after a viewing has taken place. The business is offered in 'walk in' condition and would suit an owner occupier. The business is open four days per week at present with immediate scope to improve trade through increase opening hours.

The flat, which has been subject to modernisation in recent years, has a main door entry off the shared vestibule, leading to a lounge, kitchen, bathroom and two bedrooms on the first floor, with a large bedroom on the attic floor. The flat has recently been used as serviced accommodation with listings on Air BnB and Booking.com, with good levels of occupancy noted.

Indicative floorplans are provided.

## Areas

The property extends to the following gross internal floor areas:

Pub:	84 sqm	(904 sqft)
Flat:	96 sqm	(1,033 sqft)
<b>Total:</b>	<b>180 sqm</b>	<b>(1,937 sqft)</b>

## Rating

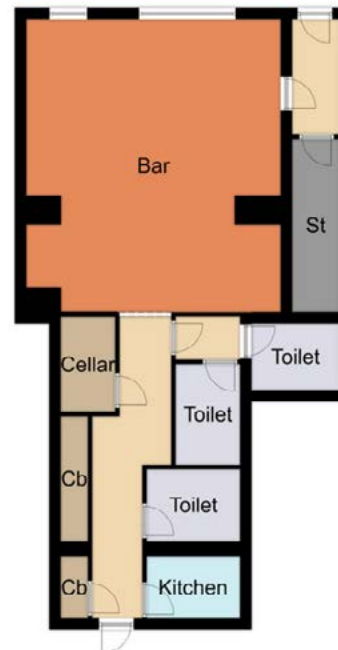
The rateable value is £6,100 and the building qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status. The flat is under Council Tax Band B.

## Price

Offers over £160,000 are invited to include the fixtures and fittings of the business but not the stock, which will be priced at valuation.



**GROUND FLOOR**



**FIRST FLOOR**



**ATTIC FLOOR**



# Property Details

## Legal Costs

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

## EPC

EPC available upon request.

## Anti Money Laundering

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

## Viewing & Further Information

Strictly by contacting the sole agents:-



## Make an enquiry

Anthony.Zdanowicz@dmhall.co.uk

07768 031297

**DM Hall Commercial Department**

15 Miller Road

Ayr, KA7 2AX

01292 268055

**DM HALL**



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**RICS**

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