

FOR SALE

Fantastic Pub/Restaurant in Popular Coastal Town



The Vaults

32 Glendoune Street, Girvan, KA26 0AB

Offers in the Region of £325,000 – Freehold

Find out more at
www.g-s.co.uk

- **Well Presented Public House and Restaurant**
- **Ideal for Hands On Operator**
- **Good Local Clientele**
- **Beer Garden**
- **One bedroom owners accommodation included in the sale**



INTRODUCTION

The Vaults is located in the popular coastal town of Girvan, approx. 1 hour's drive from Glasgow. The premises is set at the end of the main street in a mainly residential area. The town is well populated and has a good tourist trade in the summer months.

PROPERTY

The Vaults offers a comfortable lounge bar with separate restaurant, seating around 30 covers.

The business has been run by the owners for the past 30 years and has built up a solid clientele with locals and tourists. Now wishing to retire, the owners feel the business would best suit a similar hands on operator.



ACCOMMODATION SUMMARY

- Lounge/Public bar with pool table
- Restaurant (approx. 30 covers)
- Beer garden
- One bedroom owners accommodation included in the sale

TRADE

Figures will be shared with interested parties.

Further information for the business will be shown to seriously interested parties following a formal viewing.

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

The Premises is licensed under the Licensing (Scotland) Act 2005.

SERVICES

Mains water, gas and electricity are all available at the property.

ENERGY PERFORMANCE CERTIFICATE

The EPC will be shared with interested parties.

RATEABLE VALUE

The Vaults Rateable Value is £11,000 (effective date 01/04/23).

TENURE

The Heritable (Scottish equivalent of Freehold) interest of the property is being sold.

PRICE

Offers in the region of £325,000 are being sought for the freehold interest in the property. Stock in trade will be sold at valuation on the date of entry.





EXCLUSIONS

There are no exclusions in the sale.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
233 St Vincent Street
Glasgow
G2 5QY



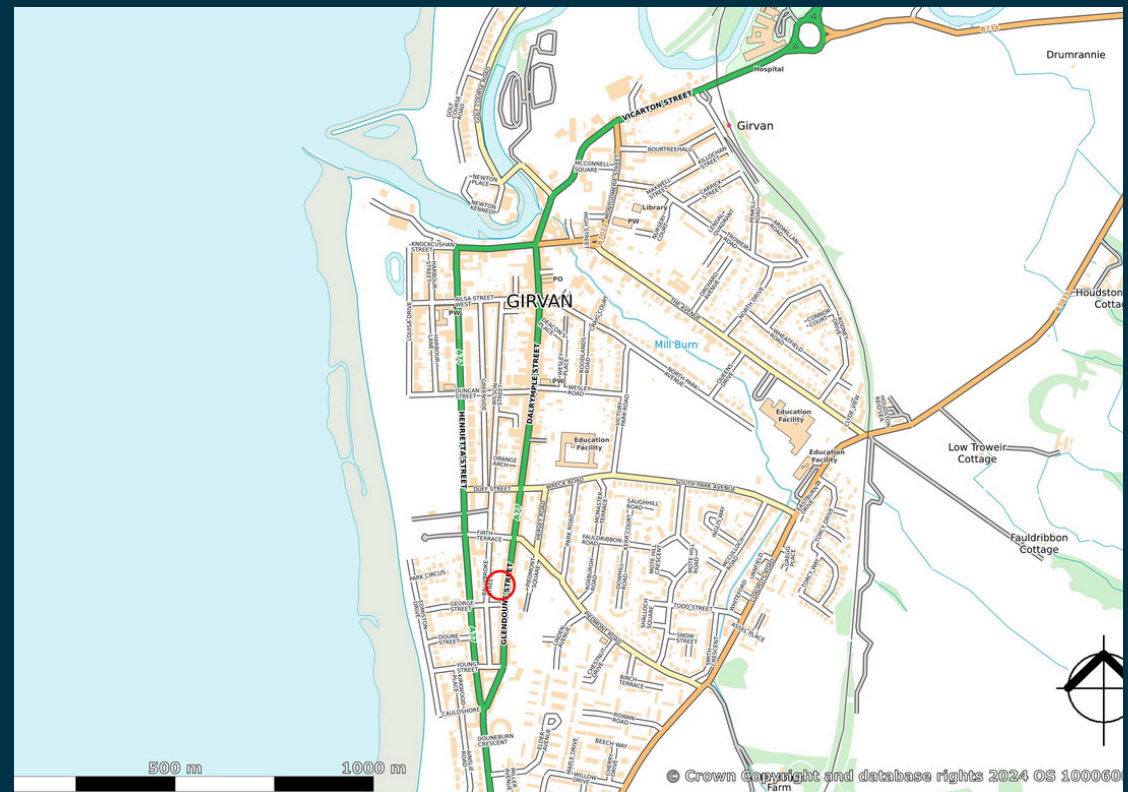
To arrange a viewing please contact:



Emily Hewitson
Surveyor - Hotel + Leisure
Emily.Hewitson@g-s.co.uk
07795 518 627



Martin Sutherland
Licensed Trade + Business Agent
Martin.Sutherland@g-s.co.uk
07768 704 203



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

Date published: January 2025

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.