



The Windy Ha Bar, 31 Bradshaw Street, Saltcoats KA21 5HR

- Public house available with vacant possession
- Gross Internal Area of 185.74 sq m (1,998 sq ft)
- Prominent corner position on Bradshaw Street / Hill Street
- Accommodation arranged across ground and basement levels
- Fully fitted kitchen plus extensive cellarage and stores
- Rent Offers of £10,000p.a.
- Offers invited in excess of £85,000

LOCATION

The Windy Ha Bar occupies a prominent corner position fronting Bradshaw Street and Hill Street in the centre of Saltcoats, a coastal town in North Ayrshire on the west coast of Scotland. Saltcoats sits approximately 31 miles southwest of Glasgow on the Firth of Clyde and forms part of the "Three Towns" conurbation alongside Ardrossan and Stevenston. The town has a population of around 12,165 (2022 Census) and serves a wider local catchment within North Ayrshire.

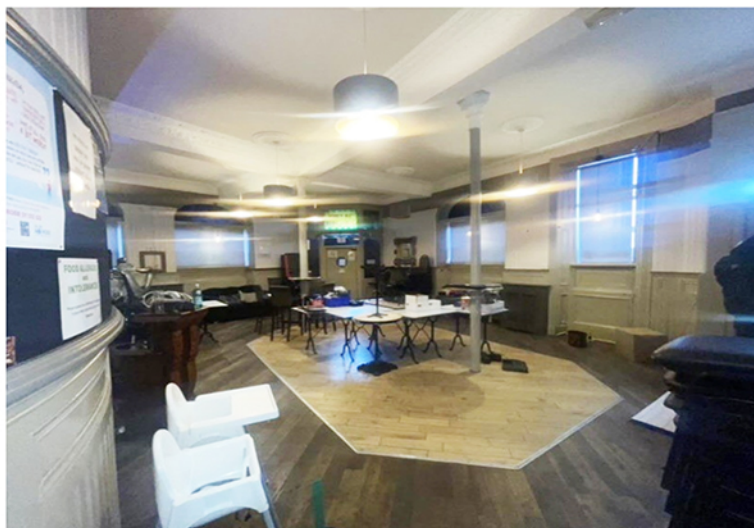
Saltcoats benefits from good transport connectivity. The town's railway station provides regular ScotRail services to Glasgow and other Ayrshire destinations, while local bus routes serve the surrounding area. Road access is straightforward via the A78, which runs through the town and links to the wider motorway network.

DESCRIPTION

The subjects comprise a vacant public house occupying the ground and basement levels of a three-storey sandstone corner building. The upper floors are in separate residential ownership and are excluded from the sale. The ground-floor bar is arranged on an open-plan basis with a small snug area, ladies' and gents' toilets. At basement level there is a fully fitted commercial kitchen equipped with modern stainless-steel units and cooking equipment, together with a large open-plan cellarage area and additional stores. A short-term month-to-month tenancy is currently in place. Vacant possession can be provided from the date of entry. The property is held on a freehold title.

AREA

The property extends to a total Gross Internal Area of 185.74sqm (1,998sq ft), calculated in accordance with the RICS Code of Measuring Practice. This comprises 93.06sqm (1,001sq ft) on the ground floor and 92.68sqm (997sq ft) at basement level.



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NAV/RV

£9,500

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £10,000p.a.

SALE

The property is available on a freehold basis for o/o £85,000

V.A.T

Figures quoted exclusive of V.A.T.

E.P.C

Available on request

TITLE

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

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Property Misdescription Act 1991:

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