



FOR SALE BY ONLINE AUCTION

**Auction Date: 10th
February 2025**

Closed Public House

**Located within busy North
Harbour Industrial Estate**

**Class 3 Hot Food Planning
Consent granted**

83.61 sq. m. (900 sq. ft.)

Guide Price: £45,000



WHAT 3 WORDS

31 GREEN STREET, AYR, KA8 8BQ

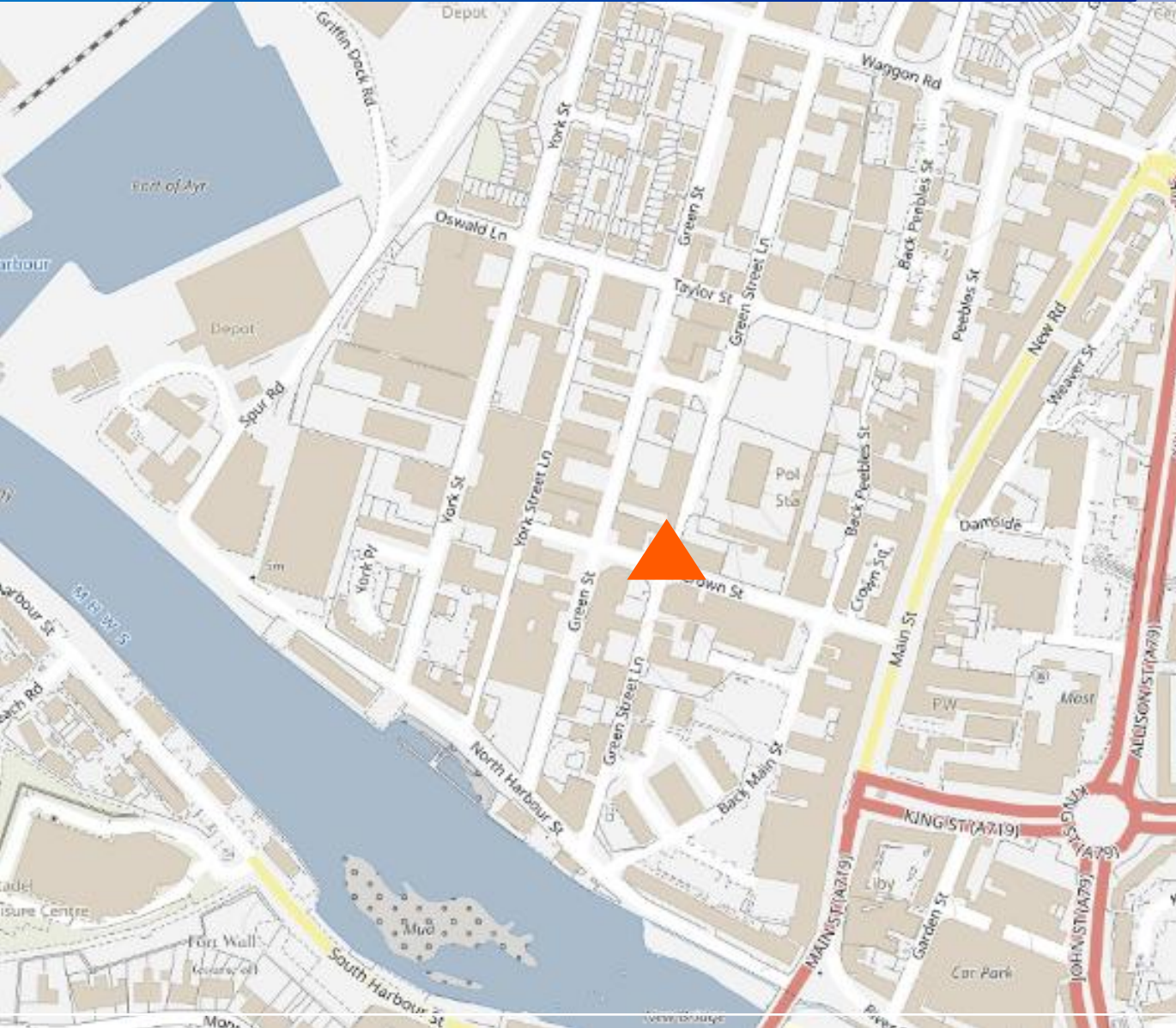
CONTACT: Kevin N Bell BSc MRICS | kevin.bell@shepherd.co.uk | 07720 466050 | shepherd.co.uk





Location

31 GREEN STREET, AYR



Ayr is the principal settlement in the South Ayrshire Council area with a population of around 46,800.

The subjects are located on Green Street in the popular North Harbour district of Ayr within the Newton-on-Ayr district of the town around a half mile north of the town centre.

Surrounding units are occupied by a combination of retail, trade counter and industrial uses.



FIND ON GOOGLE MAPS



Description

31 GREEN STREET, AYR



The subjects comprise a closed public house occupying the ground floor of a traditional two storey building formed in stone and slate with pitched roof.

The internal accommodation comprises an open plan customer area with centrally located bar and customer toilets.

There is an open plan smoking/garden area to the rear of the property.

	M ²	ft ²
Total	83.61	900

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £5,100

100% rates remission will be available to qualifying occupiers under the Small Business Bonus Scheme.

Planning

Planning consent was granted by South Ayrshire Council in August 2025 under Reference 25/00382/APP permitting change of use to Class 3 Hot Food.



Auction Date

The auction will be held on 10th February 2025 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of **£45,000**.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,083.33 plus VAT.

Legal Pack

Prospective purchasers are strongly advised to read the legal pack which contains information regarding the extent of the Title and drainage arrangements, this is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

A copy of the EPC is available upon request.

Get in Touch

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



Kevin N Bell BSc MRICS
kevin.bell@shepherd.co.uk



Arlene Wallace
a.wallace@shepherd.co.uk

Shepherd Chartered Surveyors

22 Miller Road, Ayr, KA7 2AY

t: 01292 267987 Option 2



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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