



# THE POP INN

37 NEW STREET • STEVENSTON • AYRSHIRE • KA20 3HD

Smith &  
Cough  
BUSINESS ASSOCIATES

# THE POP INN

- Popular, well-established & presented inn
- Completely refurbished 2014 (full kitchen added)
- Public bar, large patio and beer garden
- Good reputation for food (c.40%)
- Large self-contained 4 bed owners flat
- T/O for y/e April 23 is c. £400k net of Vat
- Thriving opportunity close to all amenities

Freehold:  
OIRO £350,000



## LOCATION

The Pop Inn, sits well along New Street within the North Ayrshire town of Stevenston. It is one of the "Three Towns" along with Ardrossan and Saltcoats, on the east coast of the Firth of Clyde. The "Three Towns" offers a host of local and high street amenities including schooling and excellent commuter links. Stevenston Railway Station is within walking distance of the pub.

Ayr is c.20 miles away and Glasgow c. 38miles via the A77 and M77. The CalMac ferry terminal at Ardrossan, with its regular daily sailings to the Island of Arran is approx. 10 mins drive.

Stevenston Beach, which brings visitors throughout the year, was declared a local nature reserve in 1998 and has one of the most dynamic dune systems in Ayrshire.

## PROPERTY

Bought by our clients in 2005 as a wet led public house, in 2014 it was completely developed and refurbished throughout, with the addition of extensive storage, cellar and a full catering kitchen. The property sits prominently along New Street, over two levels, with public areas all on the ground floor and a large 4 bedroom owners flat above (currently used for storage). To the rear are extensive outside dining facilities, patio and beer garden, which are all enclosed.

## INTERNAL DETAILS

The Pop Inn is very deceiving from the outside due to its narrow façade and extends largely to the rear. Having had a refurbishment in 2014, the property is presented well throughout with the public bar and dining areas offered on an open plan basis, with a well-stocked bar gantry along one wall. Seating is by way of free-standing tables and chairs, perimeter seating and additional bar stools. Food is served throughout the day and can accommodate c. 30 covers with direct access from the side of the pub directly to the beer gardens and al fresco dining facilities at the rear, which can accommodate a further 30

covers. There is additional garden at the far end of the outside area. The kitchen to the rear of the property is accessed directly from the open plan bar.

There is also a staircase leading to the owner's flat which runs up the side of the building.

## OWNERS ACCOMMODATION

Currently not occupied (used for storage), the accommodation is located directly above the pub and comprises of a spacious flat, offering 4 bedrooms (2 of which have en suite facilities), lounge, kitchen and bathroom. Presented well it offers an excellent addition to the business. No access is given from within business, making it private and self-contained. If not required as owners accommodation it is thought that the area could be developed into letting rooms (subject to planning).

## ANCILLARY AREAS

- Full catering Kitchen (added 2014)
- Cellar and additional storage (added 2014)
- Male and female toilets

## EXTERNAL

The property has excellent facilities to the rear with a patio/dining/smoking area. This area can accommodate 45 covers approximately.

## THE BUSINESS

Since purchasing the property, it has been totally transformed and has established itself as one of the most reputable public houses in the area, not just for its atmosphere and surroundings but the quality of food that it offers. As a result, the food sales account for c. 40% of the turnover and it is supported very well both locally and by the surrounding towns. With a 4.5 rating on TripAdvisor it is regarded as one of the best food offerings in the area, serving quality "pub food".

The sale of the Pop Inn is an excellent business opportunity for any discerning purchaser





looking to get into the market as it trades well across both food and wet sales and would be a great addition to any private multiple operators' portfolio or as a privately run family operation/ chef proprietor. Currently run by a full complement of staff it is easily managed/ staffed due to the internal layout.

Opening Hours: Mon, Tues and Wed- 10am-10pm, Thurs & Fri- 10am-12am, Sat - 9am-1am and Sun- 9am- 10pm.

## TRADING INFORMATION

Turnover for the year end 30th April 23 is c. £400k net of vat. Full accounting information will be given to seriously interested parties after formally viewing the premises.

## BUSINESS RATES

The subjects are entered onto the current valuation roll as having a rateable value of £21,200, effective from 1 April 23.

## LICENCES

The business trades with the benefit of a full premises licence.

## EPC

A copy of the Energy performance Certificate is available upon request. The rating is G.

## VIEWING & FURTHER INFORMATION

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**PROPERTY MISDESCRIPTIONS ACT 1991:** The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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