



**FOR SALE**

**Prominent Town Centre  
Pub with 5 Bedroom Flat  
Above**

Potential for residential conversion,  
subject to planning

Long-established public house, sale  
only due to retirement

For Sale with Vacant Possession and  
further development potential

Potential for 100% business rates  
relief

Plentiful public car parking nearby

272.49 Sq M/ 2,933 Sq Ft

Offers Over £180,000



WHAT 3 WORDS

**VICTORIA BAR, 2 HOWGATE, KILWINNING, KA13 6EJ**

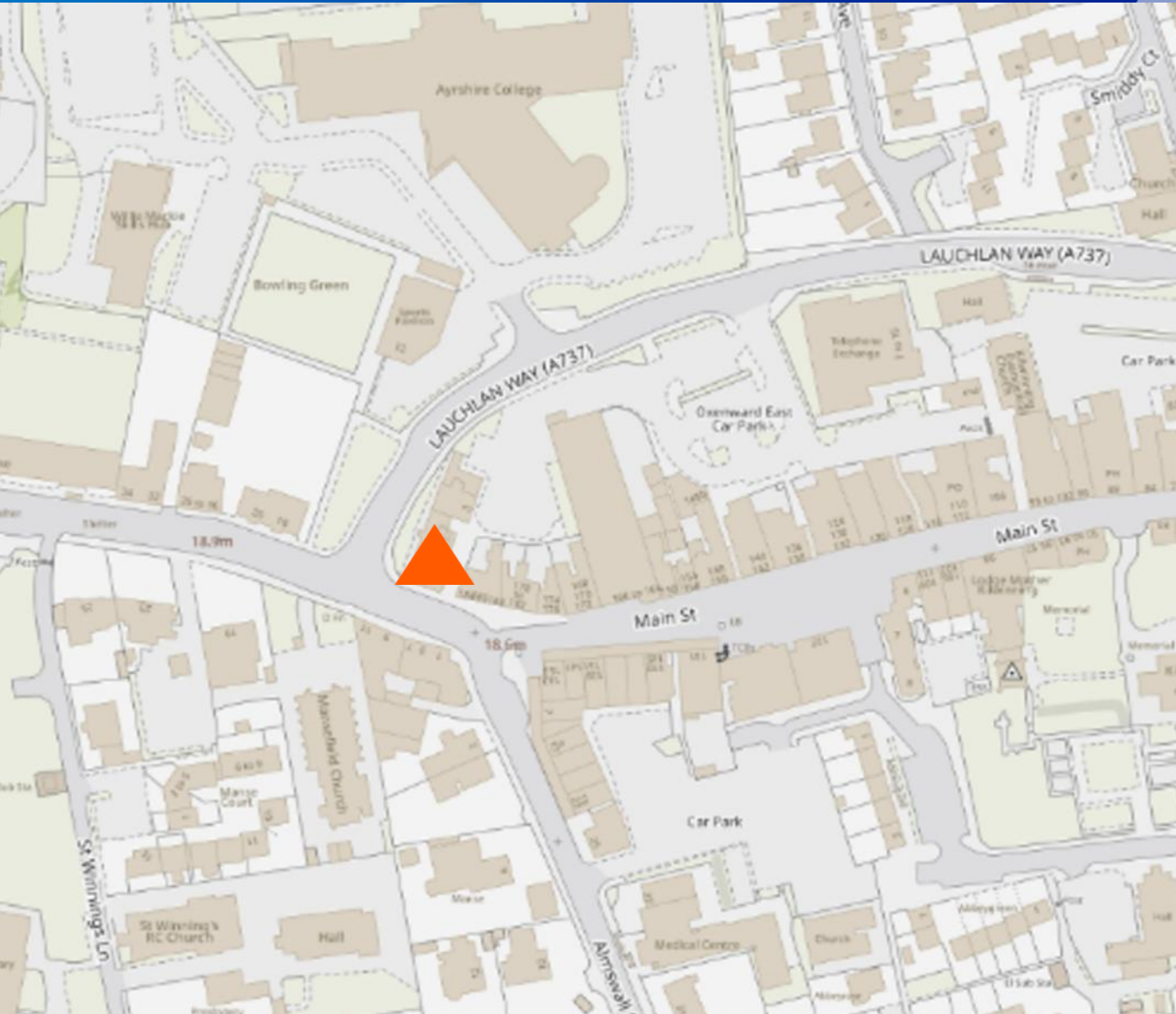
CONTACT: Daniel Bryson BSc (Hons) | [d.bryson@shepherd.co.uk](mailto:d.bryson@shepherd.co.uk) | 07831 883226 | [shepherd.co.uk](http://shepherd.co.uk)





# Location

VICTORIA BAR, 2 HOWGATE, KILWINNING, KA13 6EJ



**The subjects lie within the centre of the town of Kilwinning which lies in the North Ayrshire Council area immediately east of the A78 Ayr-Greenock trunk route and a short distance north of Irvine.**

Kilwinning has a population of around 16,000 and the town centre enjoys a reasonable range of services and facilities, Irvine to the south has a population of 33,000 is however the main shopping and administrative centre for the Council area as a whole.

The subjects are located on Howgate which is set at the junction of Lauchlan Way and Main Street within Kilwinning town centre.

Nearby occupiers include Ayrshire College, Co-op and The Corner House Bar & Restaurant.



FIND ON GOOGLE MAPS



# Description

VICTORIA BAR, 2 HOWGATE, KILWINNING,  
KA13 6EJ



**The subjects comprise a prominent semi-detached two storey property formed in a combination of stone and brick walls with a pitched roof clad in slate.**

The ground floor includes a bar/servery, lounge/snug, booth seating, staff and customer WC's, cellar and storage space.

The first floor was formerly in use as short term letting accommodation comprising five bedrooms, two bathrooms, communal lounge and kitchen. It is not currently utilised by the owners so offers substantial scope for adding value to the licensed trade element of the property.

| Floor Areas  | m <sup>2</sup> | ft <sup>2</sup> |
|--------------|----------------|-----------------|
| Ground       | 141.64         | 1,525           |
| First        | 130.85         | 1,408           |
| <b>Total</b> | <b>272.49</b>  | <b>2,933</b>    |

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

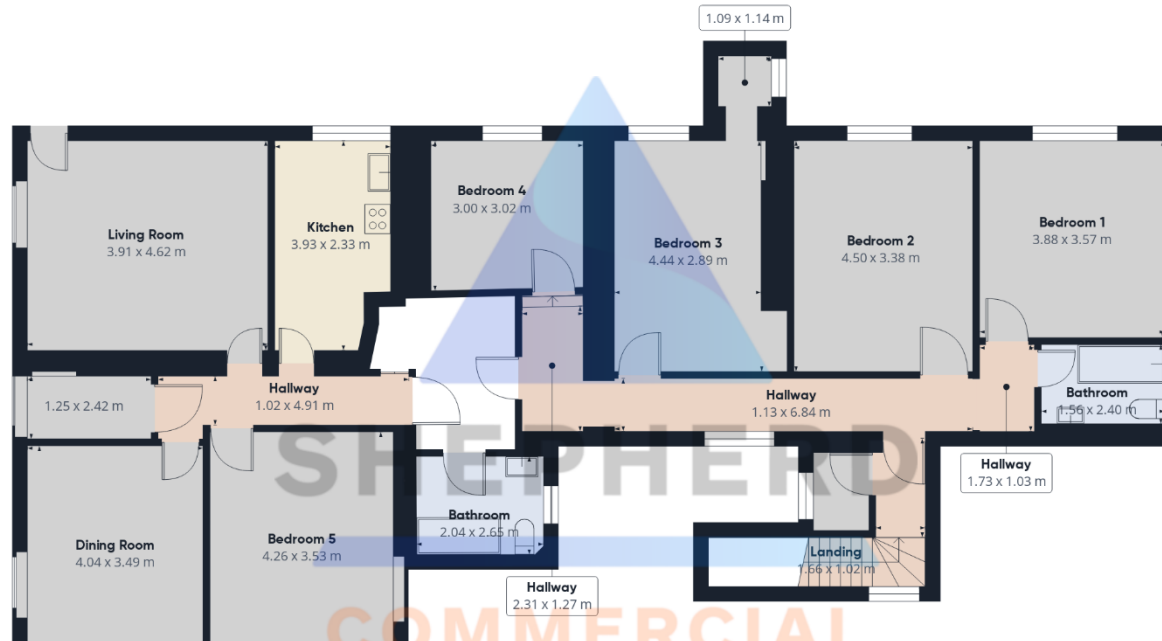


# Floorplan

VICTORIA BAR, 2 HOWGATE, KILWINNING,  
KA13 6EJ



Floor 0





## Price

Offers over **£180,000**.

## Planning

We assume the subjects benefit from Sui Generis (Public House) consent in terms of The Town and Country Planning (Use Classes) (Scotland) Order 1997, as amended.

We understand the property does not form part of a listed building nor is situated within a conservation area.

## Rateable Value

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

RV £10,200.

Ful rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

## Energy Performance Certificate

A copy of the EPC is available upon request.

## VAT

All prices, where quoted, are exclusive of VAT. We understand the property may not be elected for VAT but prospective purchasers are advised to satisfy themselves independently as to the addition of Value Added Tax in respect of this transaction.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.

## Viewings

The medical practice operates from the property and therefore all viewings are strictly by appointment with the selling agents.

## Get in Touch

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



**Daniel Bryson BSc (Hons)**  
[d.bryson@shepherd.co.uk](mailto:d.bryson@shepherd.co.uk)



**Liam Loudon MRICS**  
[Liam.loudon@shepherd.co.uk](mailto:Liam.loudon@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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