

# DM HALL

## For Sale

Fully Fitted Bar/  
Restaurant with  
Owners Flat and  
Accommodation  
Annexe

‘The Kirkton Inn’,  
1-3 Main Street,  
Dalrymple,  
KA6 6DF



657 sq m  
(7,072 sq ft)

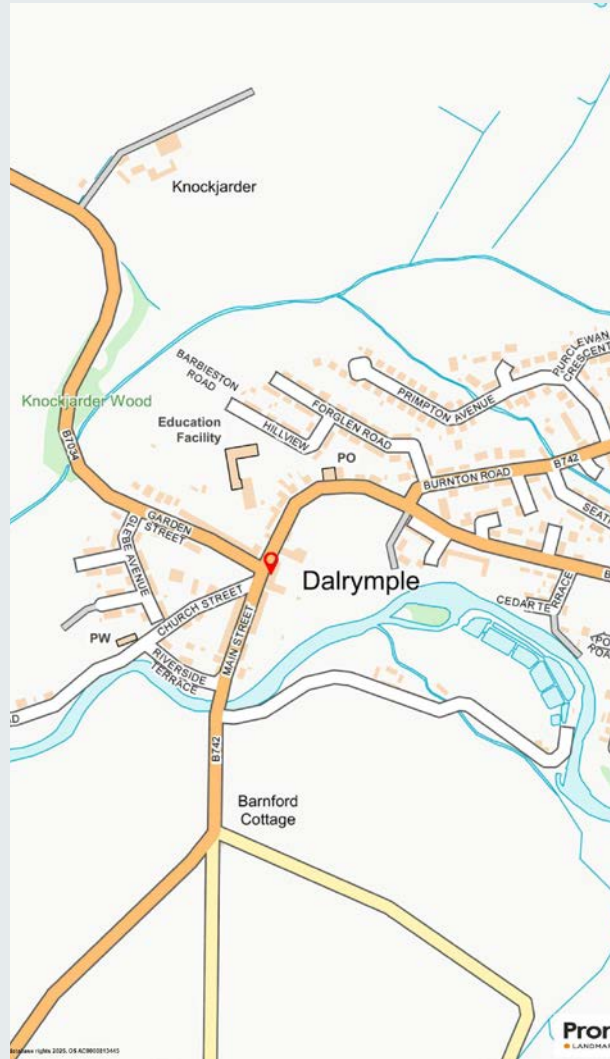
# Property Details

- Located in the quaint East Ayrshire village of Dalrymple
- Semi-rural location
- Fully fitted 100 cover bar and restaurant with patio garden
- Well-appointed two-bedroom attic owners flat
- Accommodation annexe with potential to develop 7 en suite bedrooms
- Large private car park
- Gross internal floor area 657 sqm (7,072 sqft)
- Offers over £450,000 are invited

## LOCATION

The 'Kirkton Inn' occupies a prominent position in an attractive conservation area in the centre of Dalrymple, at the junction of Main Street with Garden Road, the main road leading into the village coming from the west.

Dalrymple, is a country village located in the East Ayrshire region, around 6 miles southeast of Ayr and 42 miles south of Glasgow. The village lies around 3 miles east of the A77 via the B7034.





# Property Details

## DESCRIPTION

The 'Kirkton Inn' is a standalone property and a traditional country pub and restaurant with approximately 100 covers, a patio 'beer garden' and a large private car park with walking access to the River Doon.

The bar and restaurant have been extensively refurbished in recent years and are well presented throughout with the accommodation comprising of a reception hallway off Main Street and a rear entrance off the private car park, a main bar area with modern gantry (fully fitted), a main restaurant and a further seating area with potential for use as a private dining/function room. There is loose seating and quality dining furniture.

The commercial kitchen, a porter area and a pastry kitchen are modern and well-appointed with extraction, sink units and quality equipment. There are two walk in cold stores and a drinks cellar.

The property has well-appointed owners accommodation on the first floor of the main building comprising of a lounge, two bedrooms (master with en suite) and a private kitchen.

The property has an accommodation annexe, partially developed with plans to create seven en suite letting rooms.

Indicative layout plans are provided.

The property is offered for sale inclusive of all fixtures and fittings.

## FLOOR AREA

The property offers the following gross internal floor areas:

Floor	sq m	sq ft
Bar/Restaurant	322	3,466
Owners Accommodation	104	1,119
Accommodation Annexe	209	2,250
Cold Store	22	237
Total	657	7,072



# Property Details

## RATING

The rateable value is £23,100.

## PRICE

Offers over £450,000 are invited for our client's heritable interest, to include the fixtures and fittings. The price noted is exclusive of VAT, if applicable.

## EPC

EPC available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

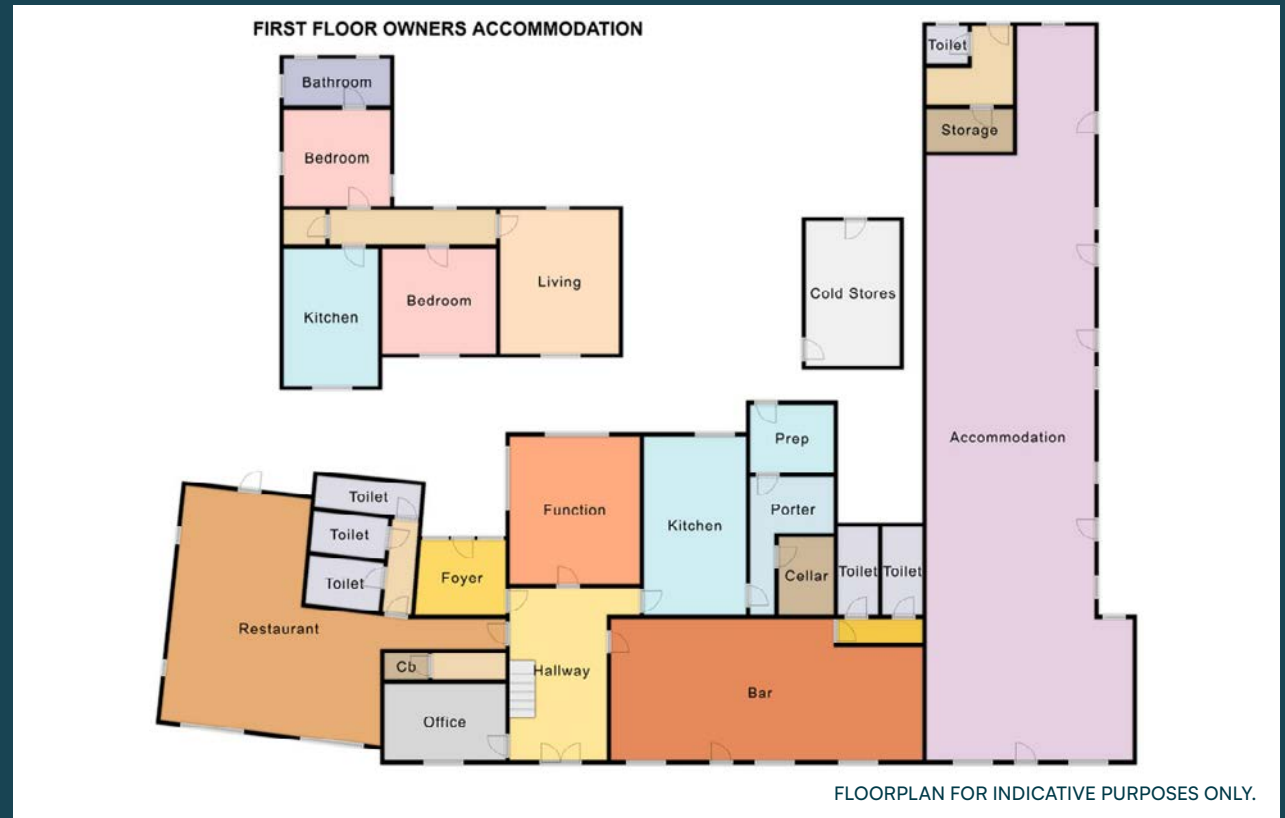
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**DM HALL**



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## Make an enquiry

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