

FOR SALE - PUB

# BELLFIELD TAVERN

11 Welbeck Street, Kilmarnock, KA1 3JN



## Key Highlights

- Ground floor trading accommodation
- Established live music venue
- End of terrace public house
- Self contained lock up unit
- Car park

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## Location

The Property is located in Kilmarnock approximately one mile south of the town centre and 22 miles south west of Glasgow. The Bellfield Tavern is situated fronting the A735, just off the Bellfield Interchange, in a predominantly residential location.

## Description

The Property comprises a single storey end of terrace brick built public house with painted and rendered elevations beneath a flat roof. There is no onsite living accommodation. Externally there is a car park to the rear accommodating approximately 8 vehicles. Overall the site extends to approximately 0.22 acres.

## Accommodation

The ground floor provides a central bar servery to a public bar with games area and a lounge with stage and dancefloor. Ground floor beer cellar, kitchen and customer toilets. The ground floor GEA comprises:

Name	Sq ft	Sq m
Ground	3,870	359.53

## Viewings

All viewings must be arranged strictly by appointment with the joint selling agents Savills.

## Terms

Unconditional offers are invited in the order of £175,000 for the benefit of our clients freehold interest with vacant possession. VAT will be applicable.

## Tenure

The Property is held freehold.

## Licensing

The Property benefits from a premises licence permitting the sale of alcohol from 11am until midnight Monday to Wednesday, 11am until 1am Thursday to Saturday and 11:30am until midnight on Sunday.

## Planning

Our enquiries of the local authority have revealed that the Property is not listed nor within a Conservation Area.

## Rateable Value

The subject Property is listed within the 2017 Rating List with a rateable value of £15,500.

## Fixtures & Fittings

The fixtures and fittings may be available by way of separate negotiation.

## Energy Performance

A G-160 EPC rating has been calculated.

## Contact

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