



Black Bull Inn

2 Vennel Street, Dalry, Ayrshire, KA24 4AF

Freehold £160,000

- North Ayrshire town centre location
- 19th century two storey coaching inn
- Refurbished 2 section trade area (120)
- 3 Double bedroom private accommodation
- Sizeable split level trade yard/patio (80+)
- Large ground floor cellar/outbuilding

Ref: 94440

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SP **Sidney
Phillips**



LOCATION

The Black Bull Inn is located in the town of Dalry, in the Garnock Valley, Ayrshire. This former mining town became home to a variety of textile and manufacturing works during the industrial revolution and is an area steeped in folklore, legend and mythology. There are many notable landmarks locally, including Lovers' Walk, Eglinton Country Park and Lynn Falls. The town is bypassed by the A737 which provides access to Glasgow to the north and Ayr and Stranraer to the south, with the coastal towns of Largs and Troon easily accessible. The A71 links to Edinburgh whilst Dalry railway station serves the town on the Ayrshire Coastline.

The property is a 19th century former coaching inn, constructed of local stone with whitewashed elevations under a pitched slate roof. The property has seen recent investment to the internal trade areas, repainted exterior in addition to newly fitted electrics, plumbing and customer bathrooms. The property briefly comprises:

TRADE AREAS

ENTRANCE VESTIBULE to two section, split level MAIN BAR AREA with loose and fixed seating for 60. Interconnecting L-shaped wood panelled bar servery with tiled floor and Altro nonslip floor to bar area. Jukebox and music memorabilia to walls. STOREROOM. LADIES' and GENTLEMEN'S TOILETS.

LOUNGE/GAMES ROOM: With loose seating for 60, bar servery, pool table and darts throw. This area is used for hosting private functions and events.

CELLAR to BASEMENT/OUTBUILDING with KEG ROOM and two good size STOREROOMS with front of building access.

OWNERS ACCOMMODATION

Located on the first floor with private rear access. The accommodation comprises: Entrance porch, LOUNGE, KITCHEN, 3 DOUBLE BEDROOMS and BATHROOM. It is well appointed throughout and has clearly been well invested in.

EXTERNAL

Two section, split level TRADE YARD, one patio and one gravelled area featuring picnic style benches for 80 plus. On street parking is available on the surrounding residential streets and by way of a communal car park to the rear of the property.

THE BUSINESS

The Black Bull Inn trades as a wet-led community local with strong repeat trade. It hosts live music in addition to pool and dominos teams, and has links with the local football team - Dalry Thistle FC.

Our client have overseen much investment in the spring of 2024 to the internal trade areas and exterior of the property. The business has also offered a small food menu which could be increased.

Net sales for the year ended 31 March 2023 are £120,000. Full accounts are available to serious parties following a formal viewing. This is an ideal opportunity for a local operator or couple wishing to take on a well-established business but it might also suit a change of use, subject to planning permission.



TENURE & PRICE

FREEHOLD £160,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held.

Monday to Wednesday: 12:00—00:00

Thursday to Saturday: 12:00—01:00

Sunday: 12:30—00:00

Current opening hours are:

Monday to Thursday: 15:00—00:00

Friday and Saturday: 12:00—01:00

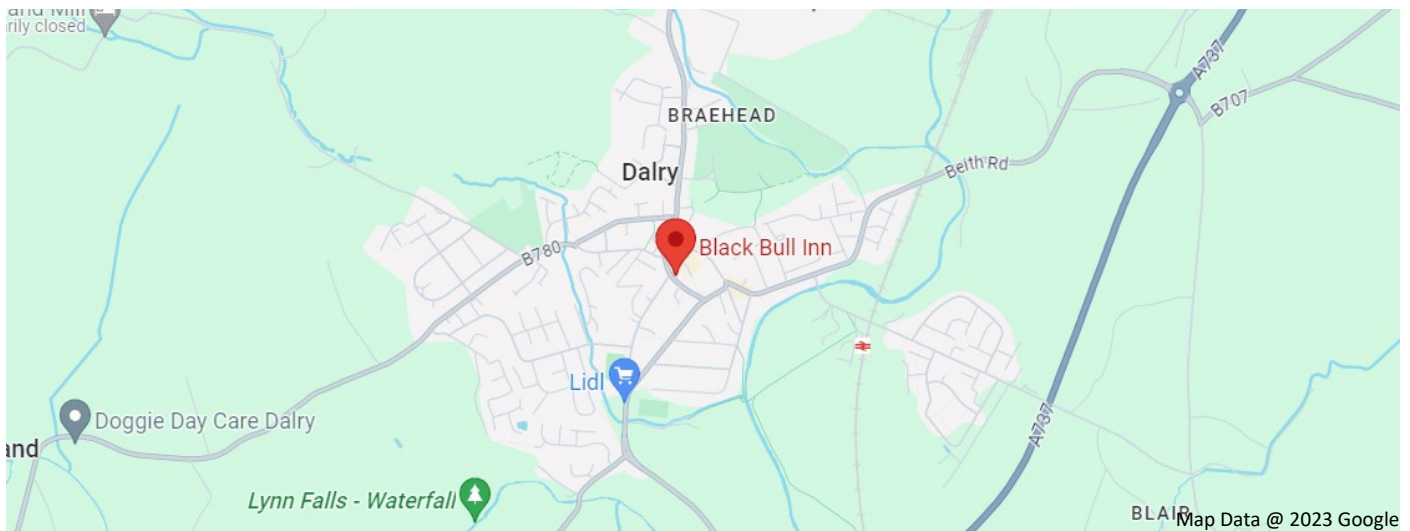
Sunday: 12:30—00:00

SERVICES

All mains services are connected — electricity, water, gas and drainage. The property benefits from CCTV and a security alarm system.

Local Authority: North Ayrshire Council.

Rateable Value: £7,500 as of 01 April 2023. The business is subject to small business relief.



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epc

BUSINESS MORTGAGES

01834 849795

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UTILITY HELPLINE

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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons

EPC Reference: N/A

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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