

# FOR SALE

High Quality Leisure Premises

**The Clubhouse, Brunston Castle Golf Course, Golf Course Road, Dailly, KA26 9JD**



- Modern well appointed building
- Attractive open views
- May suit alternative use subject to planning
- 1,095.40 sq. m. (11,791 sq. ft.)
- Offers over £175,000

## VIEWING & FURTHER INFORMATION:

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### LOCATION

The subjects are located within the village of Dailly which is set in the South Ayrshire Council area around 5 miles north of Girvan and 20 minutes drive time approximately south of Ayr.

The village has a population of around nine hundred and is essentially residential in character but with a few commercial uses in the village centre.

The premises are located on the edge of the village overlooking the former Golf Course and adjacent to the Brunston Castle Resort.

### THE PROPERTY

The subjects comprise a site extending to around 1.6 hectares (4.0 acres) containing the clubhouse together with a large workshop/store and open fronted structure used previously as a driving range plus adjacent car parking and landscaped areas.

The clubhouse comprises the following:

#### Ground Floor

- Entrance Hallway
- Pro Shop
- Bar/Dining Room
- Cellarage
- Three Staff Offices
- Ladies Locker Room
- Gents Locker Room

#### First Floor

- Bar/Restaurant
- Function Suite
- Kitchen
- Prep Area and Stores
- Ladies Toilets
- Gents Toilets

There is in addition a large attic suited to storage.

## FLOOR AREAS

The approximate gross internal areas are as follows:

Clubhouse – Ground	422.50 sq. m.	(4,548 sq. ft.)
Clubhouse - First	453.00 sq. m.	(4,876 sq. ft.)
Workshop/Store	219.90 sq. m.	(2,367 sq. ft.)
<b>Total</b>	<b>1,095.40 sq. m.</b>	<b>(11,791 sq. ft.)</b>

## RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll as follows:-

RV £15,500

25% relief of rates may be available under the Small Business Bonus Scheme for qualifying occupiers.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available upon request.

## PRICE

Offers over **£175,000** are invited.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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.

## VIEWING

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

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