



TO LET

**BAR, RESTAURANT & FLAT
GIRVAN GOLF CLUB
GOLF COURSE ROAD, GIRVAN**

LOCATION

Girvan is a coastal town with a population of around 7,000 persons. The town is situated 20 miles south of Ayr and 55 miles south-west of Glasgow City Centre.

The club house is situated on the west side of Golf Course Road a short distance to the north west of Girvan town centre within an area that is residential in nature.

DESCRIPTION

Girvan Golf Course is an 18 hole course (5,064 yards) run by South Ayrshire Council. The course is split into two sections, with 8 holes of traditional seaside links adjacent to the Firth of Clyde and 10 holes that are parkland in nature, which lie a short distance inland. The clubhouse is situated between the two sections of the course.

The Council is offering a lease for a self-contained part of the clubhouse which includes a bar and lounge area with seating for approximately 52 people and a separate dining room with 32 covers. The area also has separate ladies and gents as well as an accessible toilet along with a kitchen, storage space and cleaner's cupboard. The kitchen and bar area would benefit from a degree of modernisation.



There is also a two bedroom first floor flat with its own private entrance. The flat could be used by the tenant or alternatively sub-let as holiday accommodation. There is a large cellar in the basement and an outdoor area that may have potential to create a beer garden.

The locker rooms and showers within the clubhouse would be excluded from the lease. The operator will, however, be required to open and close the premises each day at times to be agreed with the Council.

GROSS INTERNAL AREA

The leased area within the clubhouse comprises the following areas which extend to approximately: -

Clubhouse: - 228.89 sq m (2,464 sq ft)

Cellar: - 51.26 sq m (551 sq ft)

First floor flat: - 69.0 sq m (742 sq ft)

RATEABLE VALUE

The clubhouse is currently excluded from the Valuation Roll.

PLANNING

The property currently has planning consent to operate as a clubhouse.

If you require any further information in relation to the permitted use of the clubhouse please contact the Council's Planning Service on 01292 616 107 or e-mail: - planning.development@south-ayrshire.gov.uk.

LEASE

The Council is seeking rental offers from experienced restaurant/café operators for a lease of up to 10 years. A plan showing the area that would be covered by the lease is available upon request. The premises will be leased in their present condition.

Rental offers are sought from experienced catering operators. The property will be let on internal repairing and insuring (IRI) terms with the tenant liable for an agreed share of the various utility (electricity, gas, water) costs associated with the clubhouse. Prospective operators must satisfy themselves in respect of the suitability of the premises for its intended use.

PROFESSIONAL FEES

The tenant will be responsible for the Council's professional fees as well as any Land and Buildings Transaction Tax (LBTT) incurred in this transaction.

OFFERS

Offers to lease the bar and dining room within the clubhouse should be submitted on the Council's pro-forma, which is available on request. **Offers submitted in any other format, including those submitted by email, will not be considered.** Prospective tenants must provide evidence they have experience, within the last 2 years, of operating or working in a café, restaurant or similar catering business to a high standard. Offers from interested parties that fail to demonstrate the required background may be rejected.

CONTACT

For further information and access please contact: -

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Girvan Golf Clubhouse

Scale 1:5000



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