



The Black Bull Inn  
2 Vennel Street

Dalry  
North Ayrshire  
KA24 4AF

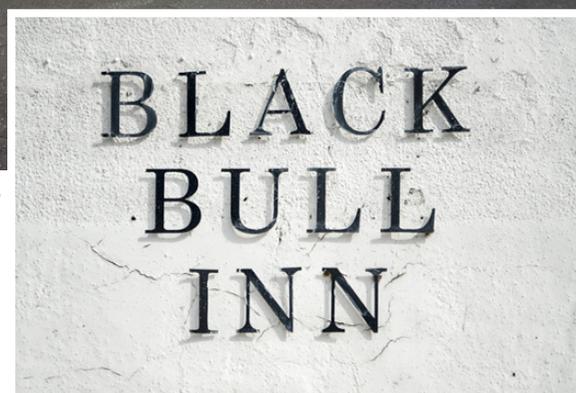
Tremendous business/  
development/investment  
opportunity with three bed flat

Seeking entrepreneurs



Scan Here!





“...The bright lounge bar is mostly used for private parties...”



## Dalry NORTH AYRSHIRE

The Black Bull Inn, Vennel Street is in the former mining town of Dalry. Only 35 minutes drive from Glasgow city centre and 25 minutes to Glasgow International Airport, it has grown popular for commuters working in Glasgow and surrounding areas. Local shops in Dalry provide the necessary day to day requirements. The town also offers a good range of high street shops, supermarkets, bakers and all other professional facilities.



There is a choice of primary education within 200 yards of the property and secondary schooling is available in Kilbirnie and other outlying areas. Private schooling is available at Wellington in Ayr, St Columba's in Kilmacolm and a selection in Glasgow. From Dalry travelling Northward on the A737, gives access to the M8 and leads into Glasgow. Travelling Southward, takes you to Irvine and Ayr and the Ayrshire coast, 10 minutes by car. Dalry has a mainline rail station with a comprehensive half hourly service to Glasgow and the main west coast line south. Glasgow Airport is 20 miles away and is the main route for all the major tour operators. Ayrshire is famous worldwide for golf with championship courses at Royal Troon and Turnberry.





# The Black Bull Inn

## COMMERCIAL PREMISES

The Black Bull Inn is currently trading from this commercial, 19th century property, traditionally constructed with stone and slate roof. It has two public areas; the lounge bar and the public bar. The cosy, atmospheric public bar, with fireplace, is traditionally furnished with bar gantry, pool table and dart board, whereas the bright lounge bar is mostly used for private parties, gatherings etc. Storeroom, ladies and gents WC, large cellar and garage completes the commercial accommodation. In addition, it benefits of having a large plot to the rear and side, which is used as a beer garden.

The property presents itself with enhanced development potential, with the correct planning application and vision, this could be used for a plethora of commercial/residential ventures(STPP)...what would you do?!

This is a unique opportunity to purchase a substantial commercial and residential property within the same footprint and we would strongly recommend that any interested parties carry out an early viewing.

## THE BUSINESS

The current owner has been in business for 26 years trading as a freehouse with the annual barrelage around 100 or thereabouts.

The Black Bull Inn is a traditional pub enjoying a strong local clientele with much repeat trade. The Inn supports local football, domino and pool teams. The business is the ideal opportunity for a couple who are interested in the hospitality business, entertainment business or catering or the property



could lend itself to a number of different opportunities!

Full accounts are available upon request.

## LICENCES

The Black Bull Inn benefits by having a Premises Licence with extensions permitting the following opening hours:  
 Monday - Wednesday: 11am - 12 midnight  
 Thursday - Saturday: 11am - 1am  
 Sunday: 12.30pm - 12 midnight.

## SERVICES

Electric and water mains serviced with gas central heating throughout.

## FIRE RISK ASSESSMENT

We have assumed that a suitable and sufficient Fire Risk Assessment has been carried out. Under the Regulatory Reform (fire Safety) Order 2005 this assessment needs to be recorded in writing where there are five or more employees, the property is under enactment of a licence or where an alterations notice has been served.

## TENURE

### **Freehold**

## EXTRAS

Extras will be fully discussed in detail at formal offer.



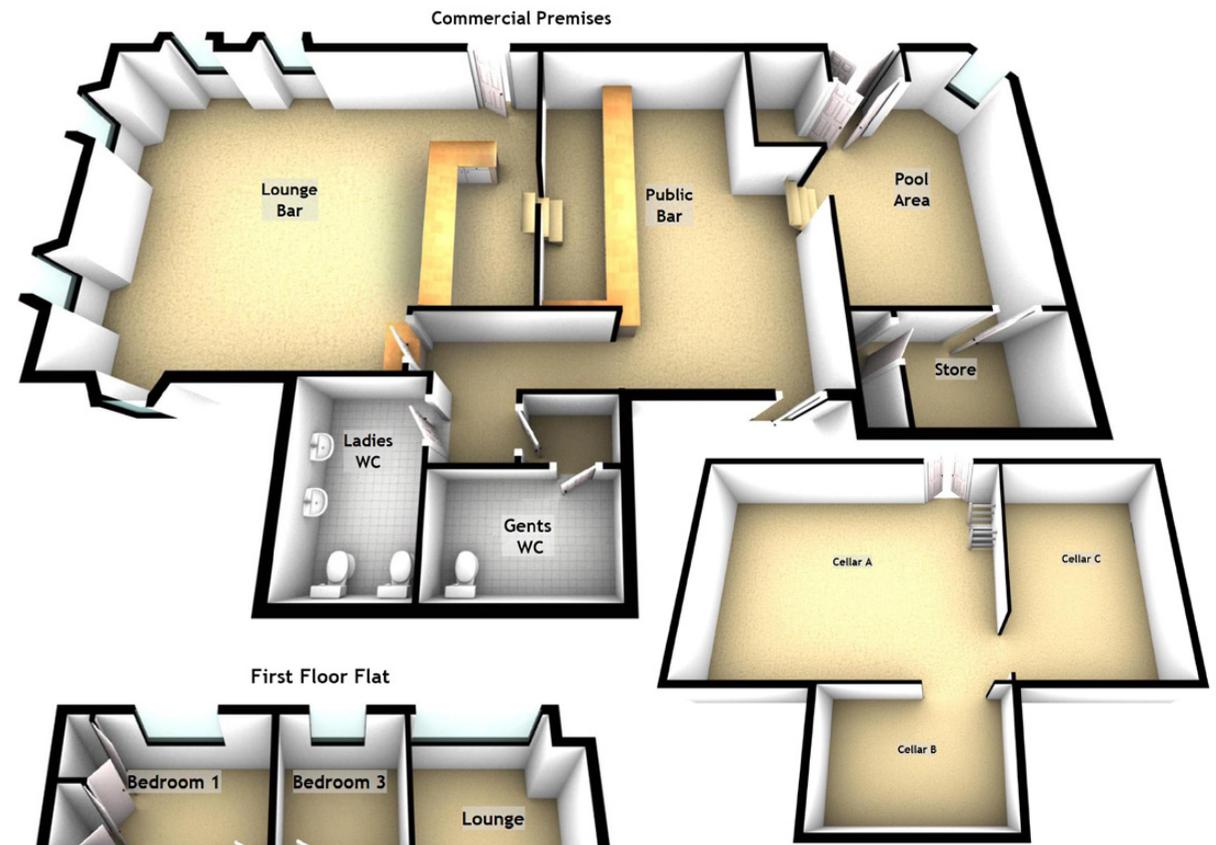
# The Flat



The spacious three bedroom (first floor) flat points to the enduring appeal of a business owner or investor. The flat has been designed to maximise the natural available light, creating a modern ambience. Surprisingly, the room dimensions are generous and the 'quirky' accommodation has been arranged to offer flexibility.

The entrance to this first floor flat is through an entrance porch with a handy built in cupboard. The accommodation comprises: a welcoming hallway that leads to all apartments, a good sized square lounge to the front of the property offering flexibility in furniture configuration. The large kitchen has an array of wall and base units, gas hob and electric oven, with space for a breakfasting table. There are three, good-sized double bedrooms; the master with a built in cupboard. The bright shower room was recently renovated with a white suite. Double glazing and gas central heating ensure this is a warm and fuel efficient home to live in. Further storage is available in the loft.

There is ample council owned parking to the rear of the property.



## Approximate Dimensions

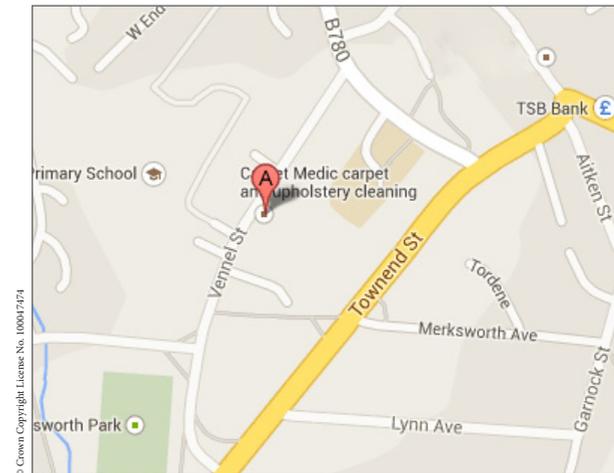
(Taken from the widest point)

### THE FLAT

Lounge	3.60m (11'10") x 3.57m (11'9")
Kitchen/Diner	4.06m (13'4") x 3.00m (9'10")
Bedroom 1	3.53m (11'7") x 2.70m (8'10")
Bedroom 2	3.39m (11'1") x 2.88m (9'5")
Bedroom 3	2.70m (8'10") x 2.30m (7'7")
Bathroom	2.07m (6'9") x 1.83m (6')

### THE BLACKBULL INN

Lounge Bar	7.91m (25'11") x 6.20m (20'4")
Public Bar	6.49m (21'4") x 5.00m (16'5")
Pool Area	4.53m (14'10") x 3.13m (10'3")
Ladies WC	3.32m (10'11") x 1.50m (4'11")
Gents WC	2.93m (9'7") x 2.76m (9'1")
Store	2.50m (8'2") x 2.07m (6'9")
Cellar A	8.13m (26'8") x 6.30m (20'8")
Cellar B	4.59m (15'1") x 3.22m (10'7")
Cellar C	6.00m (19'8") x 4.32m (14'2")



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## Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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Text and description  
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