

The Richmond

6 MAIN ROAD, KIRKOSWALD, SOUTH AYRSHIRE, KA19 8HY

6 Main Road, Kirkoswald

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McEwan Fraser Legal is delighted to present to the market The Richmond a popular events venue and cook school. The 'stunning B' listed property was originally designed by the well known Scottish architect James Miller. The property has recently undergone an extensive, high-end refurbishment and is the 'go-to' venue in the area for private parties, weddings, family meals etc. The current owners also run a regular cook school from the property which has become popular with locals and visitors to the area. However, the property presents a range of opportunities and would indeed make a stunning gallery/exhibition space, antiques warehouse, soft play, cafe etc. In addition, the site would make a fantastic residential development.



The business has a healthy turnover and massive potential for growth, offering a 'turn key' investment thanks to the reputation acquired over the last few years by the current owners. The venue is well known in the area for live music nights, functions etc and is equipped with everything required for the new owner to 'hit the ground running'. There is also an undeveloped element within the original bell tower providing an additional, interesting space. The property occupies a large plot with a sizable car park and with the correct consent a portion of the car park could be used as an outdoor entertainment area providing additional revenue.

SOUTH AYRSHIRE, KA19 8HY



The accommodation comprises an entrance vestibule to the front of the property into a welcoming hallway providing access to the main hall which has capacity for 120 covers. To the rear of the property is the newly installed and well equipped commercial kitchen and office space and smaller function room. There are modern ladies and gents facilities plus an accessible WC. There is also ample storage through the ground floor. The bell tower expands over 2 levels and is currently used for storage but would make an interesting addition to the function facilities.





MAIN HALL





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MAIN HALL



KITCHEN & UTILITY



“...To the rear of the property is the newly installed and well equipped commercial kitchen and a utility room...”



THE TOILETS





Approximate Dimensions
(Taken from the widest point)

Main Hall	18.70m (61'4") x 8.65m (28'4")
Kitchen	5.45m (17'10") x 3.90m (12'10")
Office	3.75m (12'4") x 2.50m (8'3")
Utility	3.90m (12'10") x 3.00m (9'10")
Gents Toilet	2.55m (8'4") x 2.50m (8'2")
Ladies Toilet	3.00m (9'10") x 2.80m (9'2")
Accessible WC	2.00m (6'7") x 2.00m (6'7")





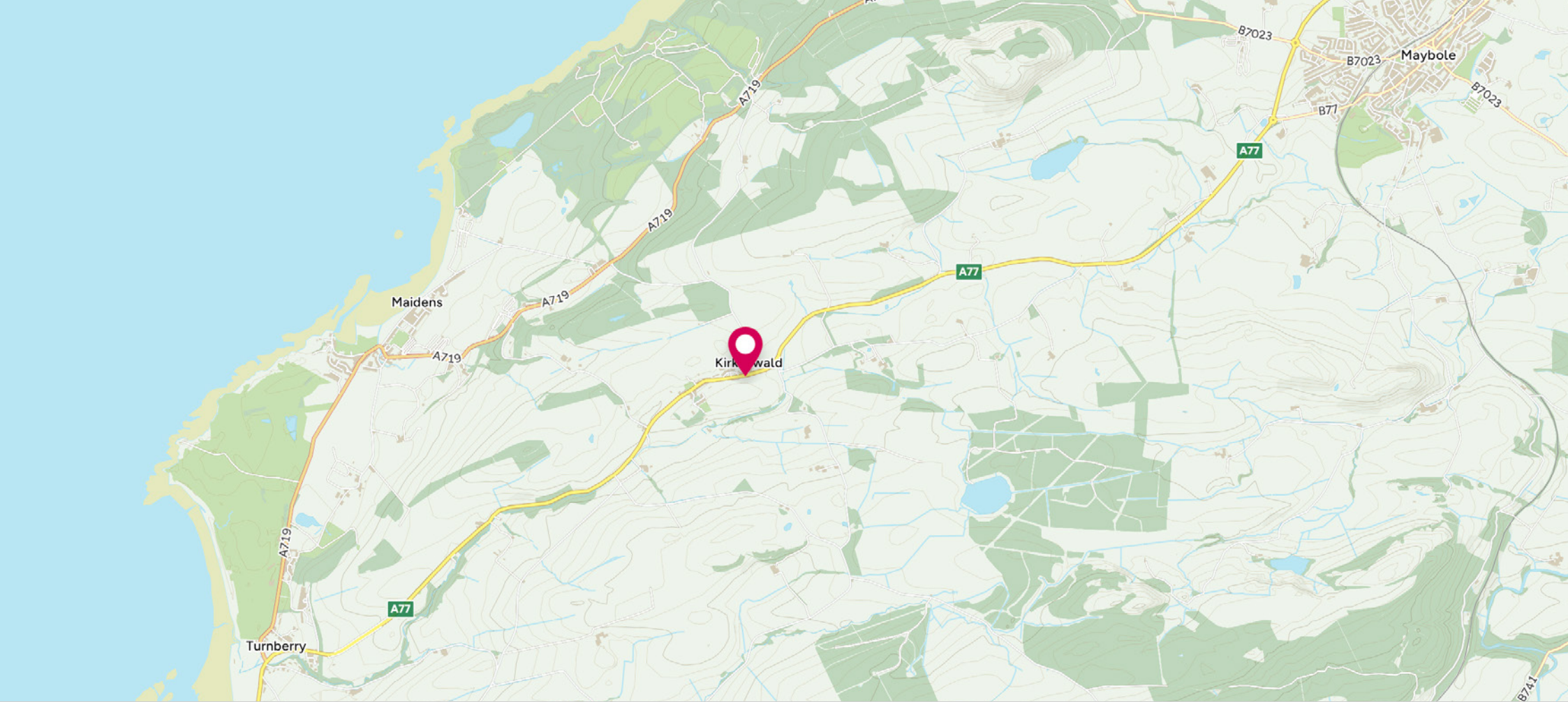
The Location

The Richmond is ideally located in a prominent position on the Main Road, forming part of the A77 coastal route, within the historic village of Kirkoswald in South Ayrshire, Scotland. Kirkoswald and the surrounding area is visited by high levels of tourists due to the connection to the Scottish poet Robert Burns. Within walking distance of the property is A D Rattray Whisky Shop a well known family run whisky merchant and Souter Johnnie's house from the famous Tam O'Shanter poem and the Old Parish Church and graveyard where Tam O'Shanter and Souter Johnnie' are buried. Burns Cottage, the Brig o' Doon and the Burns museum are also located close by in the village of Alloway.



The general area is also famous for its golf courses, and it's well known that golfers from all over the world come to Ayrshire to enjoy a game of golf. The property is situated only 3 miles from Trump Turnberry Hotel & Golf Course and is within easy reach of other championship golf courses, Royal Troon and Prestwick.

Kirkoswald is easily accessible with excellent transport links benefiting from Prestwick Airport which is only 20 miles away and provides regular domestic and international flights and the Irish Ferry which regularly sails to and from Cairnryan, ensuring high levels of passing traffic on the A77.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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CONNIE NUGENT
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer