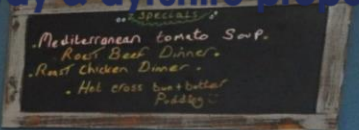


‘The Railway Inn’

St John Street, Whithorn, DG8 8PF



galloway & ayrshire properties



Well established bar & restaurant with generous upper-level living accommodation.

Offers Over: £199,950 are invited

‘The Railway Inn’, St John Street, Whithorn, DG8 8PF



Key Features:

- . Spacious upper family home
- . Lounge bar
- . Separate dining area
- . Fully installed commercial kitchen
- . Function room
- . Rear vehicular access
- . Prime location
- . Thriving business
- . Full UPVC double glazing







Property description

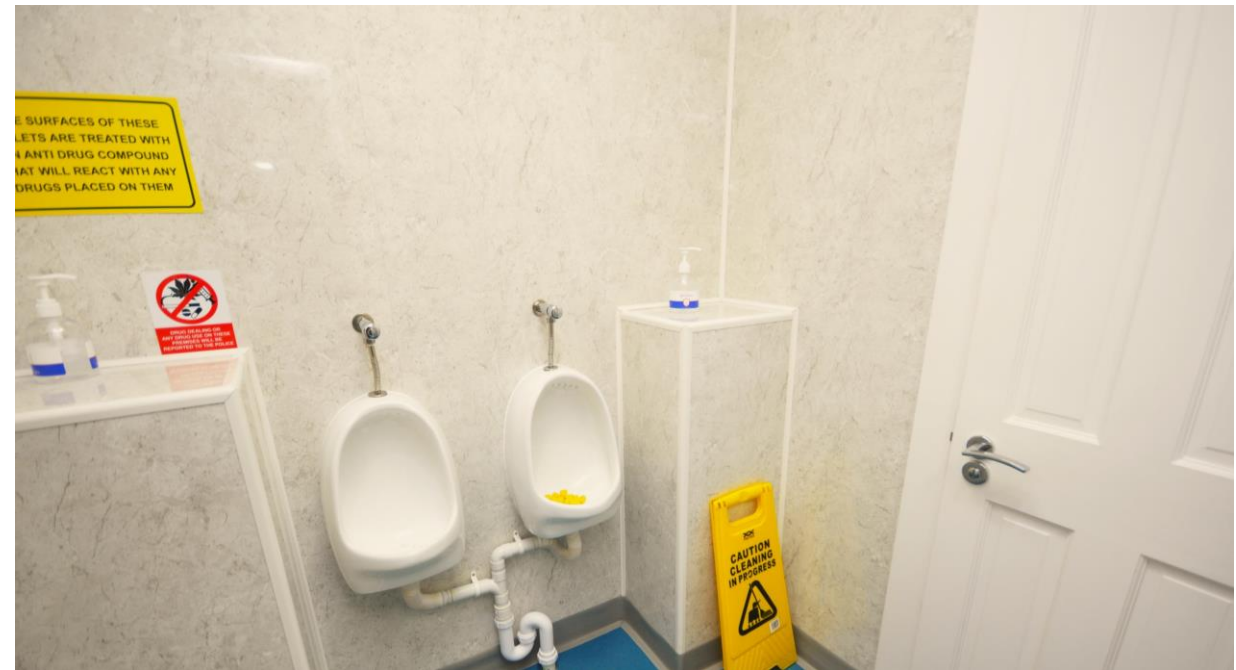
First class business with Bars and Restaurant/Function room. Beautifully presented with modern and immaculate Kitchen, Preparation area

The business has been keenly supported and is flourishing with great variety and quality of fresh food.

The business comes with completely refurbished owner's accommodation with 3 Bedrooms, Sitting room, Dining Room, Kitchen and luxury Bathroom.

At the rear is space for a beer garden
Large outbuilding and rear vehicular access.
INSPECTION OF THE PROPERTY IS HIGHLY RECOMMENDED

Ideal business for a couple to run. Business equipment by arrangement and stock at Valuation.



Accommodation

BUSINESS PREMISES

Double storm doors from St John Street

Entrance Access to bars. Power point and ceiling light

Bar Area 3.9 x 5.32m

Bar area with front DG window, nicely decorated with wall panelling, picture lights, radiator, seating for 12 at tables, stools at the bar. Lockable Storage cupboard. Block wood bar with down lighters and usual facilities, power points etc. Access to Lounge Bar too.

Lounge Bar 6.35 x 4.71m

nicely decorated with panelling up to dado level, UPVCDG front window, meter box, radiator, illuminated glass display, stone fireplace with multi fuel fire and log store recess. Block wood bar, down lighters and the usual facilities Including hand wash sink, dishwasher etc plus shelving storage. Access from the lounge bar to

Cellar 2.78 x 2.56m

all the necessary pumping equipment , barrel storage, strip light, power points, fuse boxes and gas cylinders.

Gents WC

with panelled walls, 2 urinals and one WC cubicle with WHB. Lights and extractor

Ladies WC

modern wooden vanity unit with 2 WHB's, hand dryer, illuminated wall mirrors, wall panelling, WC cubicle with extractor

Function/ 4.4 x 9.71m

with radiators, rear DG window, curved bar with blue Restaurant LEDs, down lighters and all the necessary at storage, hand sink, Vinyl flooring. Currently set for approximately 30 covers for function room or dining room. Fire exit door to the rear.



OWNERS ACCOMMODATION

Internal staircase to the upper level

Hallway 2.05 x 5.31m

modern hallway with ceiling light, wall light, power points ,vinyl flooring and built-in cupboard

Bedroom 1 4.48 x 2.86m

front DG window with rural views, radiator, ceiling light, power points and double built-in wardrobe. Access to

Washroom 1.09 x 1.72m

with opaque DG window, ceiling light, modern enclosed WC and vanity hand basin, vinyl flooring

Bedroom 2 3.5 x 3.08m

double room with front DG window again with views over rural land, radiator, power points and ceiling light

Sitting room 3.89 down to 1.76 x 6.23m

front and rear DG windows the front again with views, radiator, vinyl flooring, ceiling lights, triple built-in storage with sliding doors, power points, USB sockets

Bathroom 2.42 x 1.96m

quality bathroom with side opaque DG window, fully tiled, vertical chrome radiator, wood floor, modern WC, vanity WHB and large oval bath with mixer head, ceiling light

Bedroom 3 2.79 x 4.33m

side DG window, radiator, power points, wall light. Built-in double wardrobe with sliding doors and open shelving

Dining room 2.81 x 4.78m

vinyl flooring, 2 side DG windows, power points, TV connection, ceiling light, radiator and steps up to

Kitchen 3.58 x 2.68m

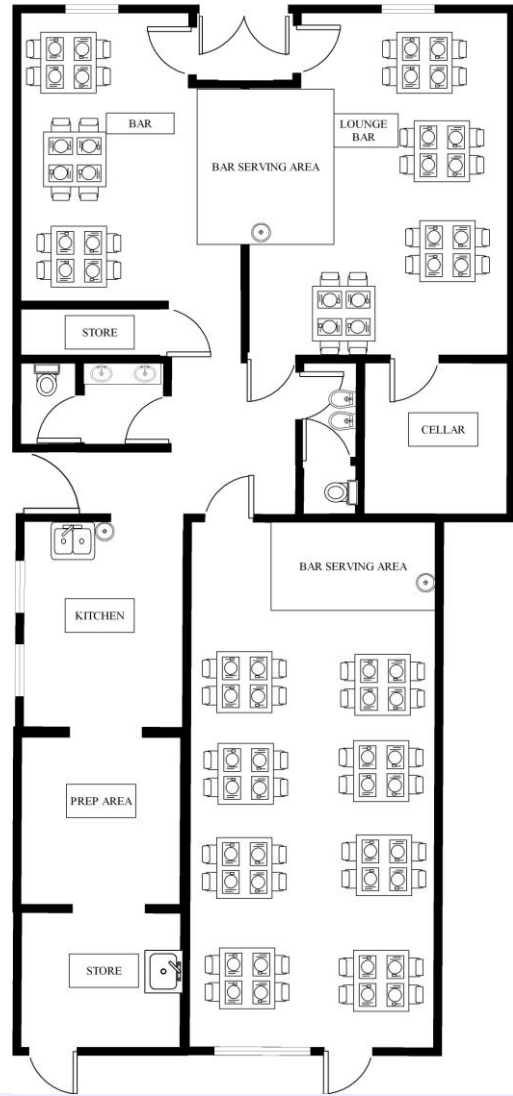
with a range of base and wall units in modern white gloss finish with built-in electric oven and ceramic hob with extractor above, enamel white sink and a half with mixer tap, side DG window, plumbed for washing machine, wall tiling, ceiling light and door through to

Utility room 3.26 x 2.7m 2

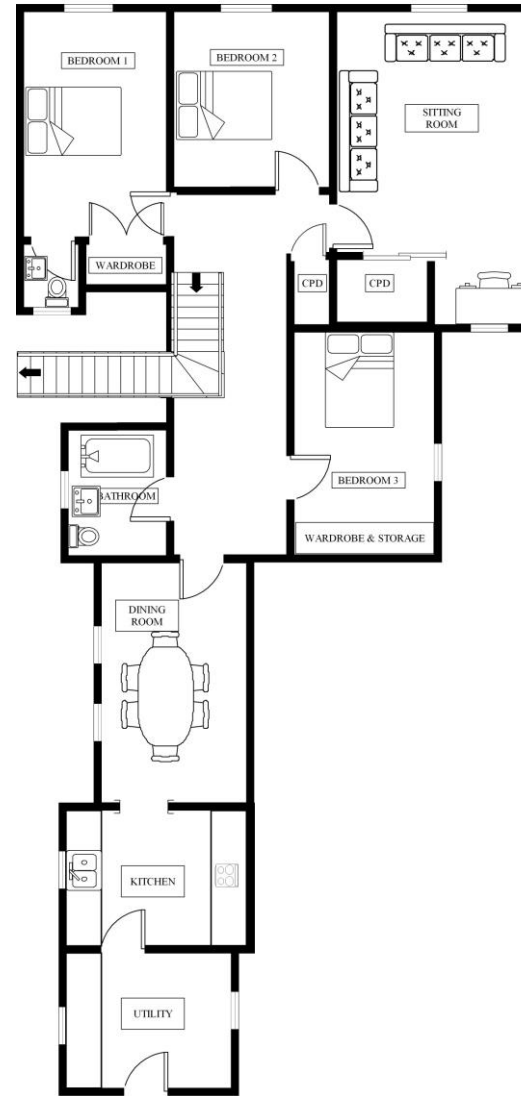
side and one rear DG windows with DG door, vinyl flooring, Power point, ceiling light and a range of a base cupboards in white gloss finish with ample worktops. Access to the rear deck and staircase



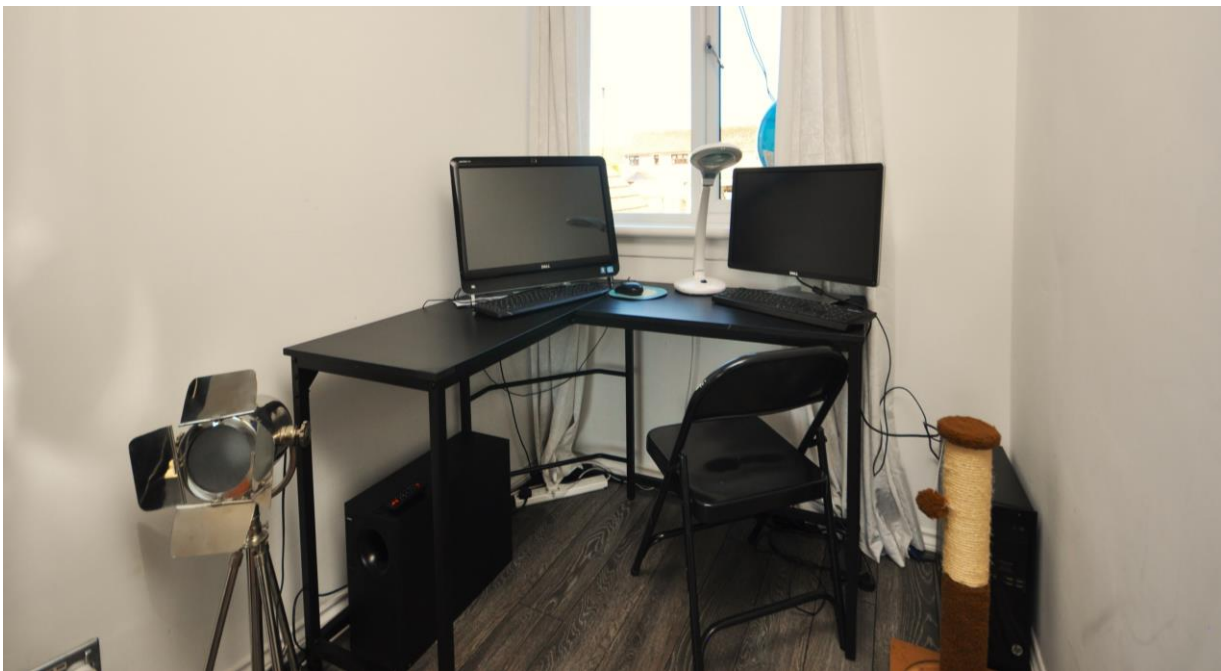
THE RAILWAY INN
ST JOHN STREET, WHITHORN - BUSINESS
PREMISES



THE RAILWAY INN, ST JOHN STREET, WHITHORN
OWNERS ACCOMMODATION



Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





COUNCIL TAX/RATEABLE VALUE

Band B. RV £8700 (full relief)

EPC Rating

G207

STOCK

At Valuation

SERVICES

Mains water, drainage and electricity. LPG cooking and Oil CH

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties Limited at their Newton Stewart office. 01671 402104

OFFERS

Notes of interest to be registered with the selling agents in case a Closing date is fixed. All offers, in usual Scottish form should be lodged with the selling agents.

