



Criterion Bar, 27 Gallowgate, Rothesay, Isle of Bute, PA20 0HR

OFFERS IN THE REGION OF £75,000

A wonderful business opportunity to acquire a public house on the beautiful Isle of Bute. The premises are in need of some upgrading but provide an exciting prospect to a buyer put their own stamp on it and make it their own. These premises offer massive potential due to the generous floor space and the kitchen area already with extraction which would allow you to serve food or even change to another business venture subject to the appropriate local authority consent. The premises is located just off the front street in Rothesay's town centre and looks out towards the putting

green beside the ferry terminal. The premises comprise a bar area, lounge area, ladies and gents WCs, kitchen, beer cellar with overhead storage and external access, beer cooling cellar, cupboard, and hallway with fire exit to rear. Existing premises licence. Contents are included except for personal items which will be removed. Please note the premises are closed at present due to the owner's retirement.

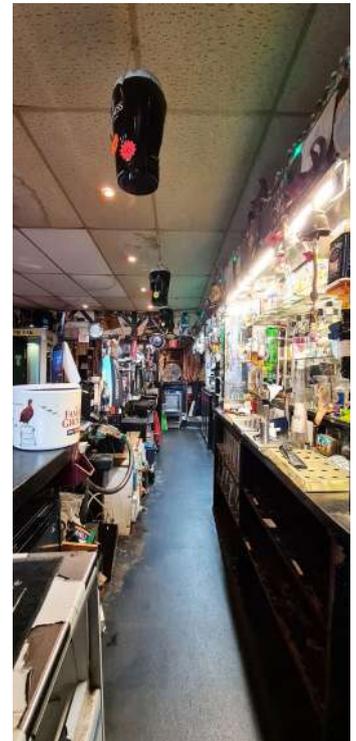
Bar Area - 8.45m x 5.60m

Welcoming bar area with plenty of seating including 3 booths, bench seating with tables and 8 bar seats. Door to Gents WC. Windows to front.



Bar - 6.83m x 0.91m

Spacious area with plenty of room for equipment. Great storage for stock, fridge's etc. Optic display with shelving above and below.



Lounge Area - 10.03m x 3.29m

A fantastic addition to the main bar area. 2 large booths with the potential for more. Pool area. Darts area with bench seat. Door to Ladies WC. Door to hallway with kitchen, beer cellar, beer cooling cellar and cupboard and fire exit.



Ladies WC

Cubical 1 - WC and wash hand basin (1.32m x 1.05m).

Cubical 2- WC with wash hand basin outside cubical (1.72m x 1.42m). Cupboard.

Gents WC - 1.36m x 2.19m

Urinal. Cubical with WC (0.76m x 1.37m). Wall hung wash hand basins.



Kitchen - 2.48m x 2.10m

Kitchen with extraction.

Beer Cellar - 2.62m 1.47m

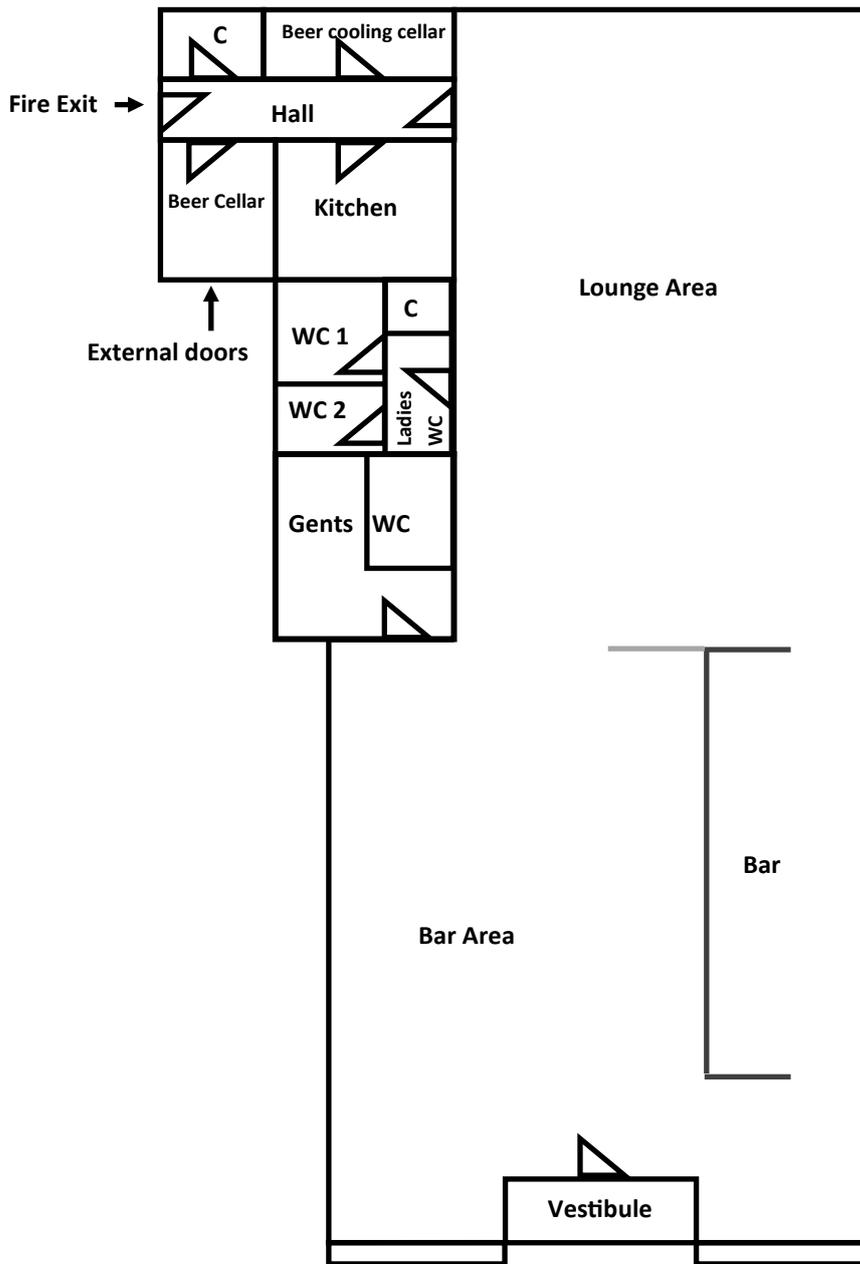
External doors for easy access for delivery and return of kegs. Great overhead storage.

Beer Colling Area - 1.28m x 2.15m

Cupboard - 1.21m x 1.35m



Floor Plan for Guidance Only - Not to Scale



Please note that these particulars are prepared by us on the basis of information provided to us by our clients. We have not tested the systems or appliances or any central heating system or moveable items within the property. Prospective purchasers should make their own enquiries. No warranty is given. All fixtures and fittings mentioned in this schedule are included in the sale. All others are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that the seller is not in the business of selling second-hand goods. If there is any matter within this schedule which you wish to be clarified, please contact our office for further information.