

TO LET

Newly Fitted and Fully Refurbished Inn



The Crosswater

18 Main Street, Barrhill, Girvan, KA26 0PP
Offers Around £15,000 per annum - Leasehold

Find out more at
www.g-s.co.uk

- **Newly Fitted and Fully Refurbished Inn**
- **Bar and Restaurant**
- **2 Bed Owners' Accommodation**
- **4 En-suite Letting Rooms**
- **Fully Fitted New Kitchen**
- **Ideal For Hands-on Operator**



INTRODUCTION

The Crosswater is located in the quaint village of Barrhill which is located on the A714 between Girvan and Newton Stewart.

Barrhill is located on the popular Whithorn Way walking route (app 146 miles) which runs from Glasgow to Whithorn.

The Inn is owned by the Barrhill Development Trust and has recently undergone a full refurbishment. The Trust is looking for a suitable experienced operator who will be able to run their own business as well as working closely with the Trust and local community.

THE PROPERTY

The Inn was bought by the Trust in 2018 and is now in walk-in condition for a new operator.

The Inn offers a lounge bar, restaurant area, 2-bedroom flat and 4 en-suite letting bedrooms and a new fully fitted kitchen.

To the rear of the property there is an outbuilding and space for a beer garden.

ACCOMMODATION SUMMARY

We have summarised the accommodation as follows:-

- Lounge Bar
- Restaurant
- 2 Bedroom Flat
- 4 En Suite Letting Bedrooms

LICENCE

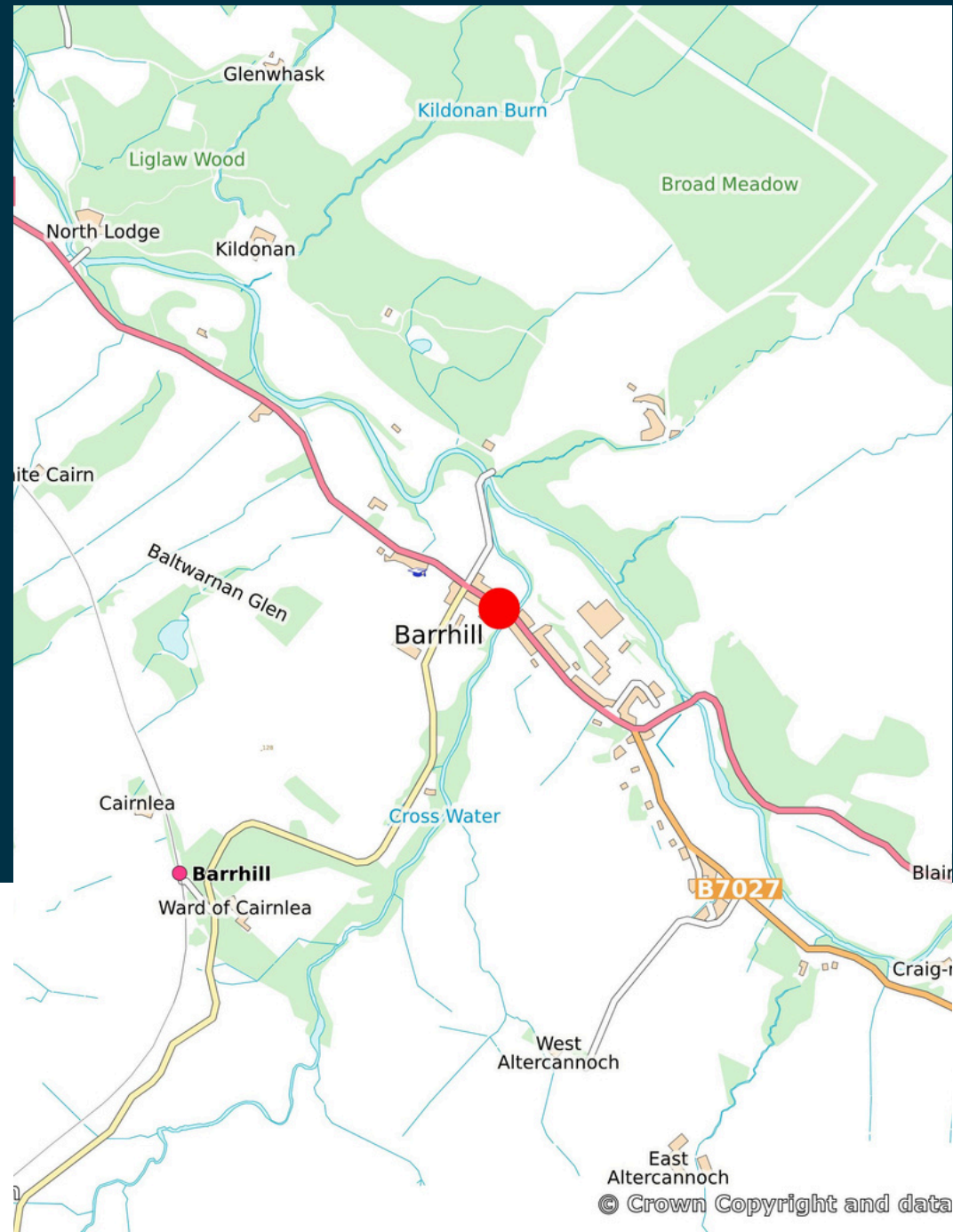
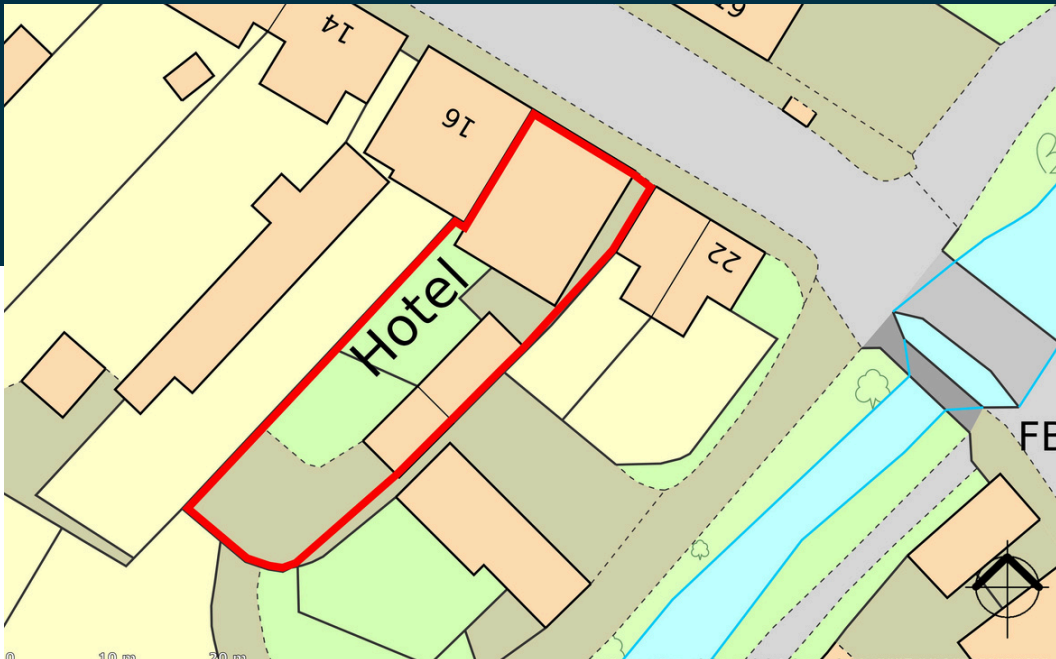
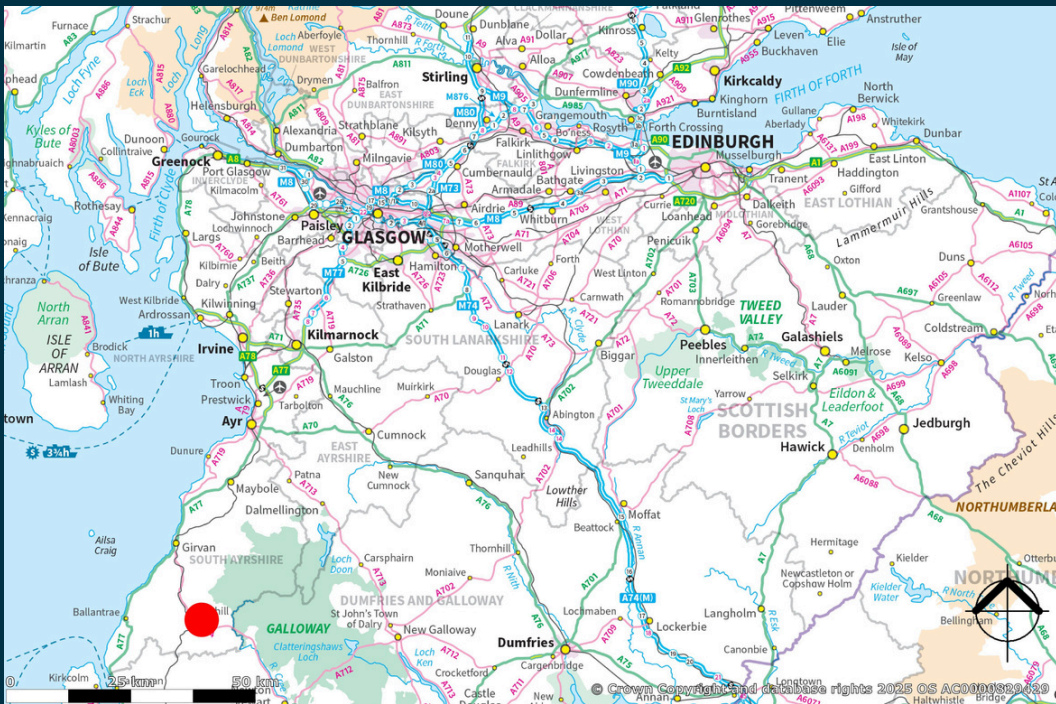
Premises Licence under the Licensing (Scotland) Act 2005.

SERVICES

LPG gas, electricity, water and drainage.







ENERGY PERFORMANCE CERTIFICATE

The EPC will be available upon request.

RATEABLE VALUE

Rateable Value is £45,000 (effective date 01/04/2023).

TENURE

Leasehold

LEASE TERMS

A new full repairing and insuring lease is offered to the market seeking a rental of £15,000 per annum. A rental deposit of £5,000 is sought, the remaining terms of the lease are open to negotiation. The lease will have a regular Rent Review provision and rent deposit as security.

Any new tenant(s) must be demonstrably capable of fulfilling their obligations under the lease agreement and references will be requested without exception.

To arrange a viewing please contact:



Martin Sutherland
Licensed Trade + Business Agent
martin.sutherland@g-s.co.uk
07768 704 203



Katie Tait
Hotel + Leisure Agent
katie.tait@g-s.co.uk
07500 423 941

FINANCE / BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham and Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

Date published: MAY 2025

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.