



THOMAS MURRAY
PROPERTY



Greenhead Hotel

Main Street

Dailly

KA26 9SB



Side Elevation



Front Elevation



Village Square



Garden



Public Bar



Lounge Bar

Greenhead Hotel, Main Street, Dailly

The Greenhead Hotel is a distinctive Category C listed building situated in the village square on a prominent corner site. This is a substantial property comprising public and lounge bars, commercial kitchen, large cellar/store, 2 letting bedrooms, both en suite and owners accommodation of 3 bedrooms, living room, kitchen and shower room.

The property further extends to provide a large level garden approx. 141' x 36' and old garage/store.

Externally, the front and sides of the building have been recently painted and there are two awnings fitted to front of the property.

Historically there had been outline planning permission for a dwelling to be built in the garden. This consent has long since lapsed but it has potential to be revisited.

The hotel has operated on a traditional wet sales basis but has excellent possibilities for the business model to adapted to become a food establishment and for the letting accommodation to be improved to attract the staycation market. There is also potential for the garden at the rear to be used to accommodate say holiday letting chalets/cabins or the like, subject to appropriate consent.

Southern Ayrshire and Galloway is Scotland's first UNESCO biosphere. This means the area has been recognised internationally as a world class environment for people and nature. A Biosphere is a special designation awarded by United Nations Educational, Scientific and Cultural Organisation (UNESCO)

The village of Dailly is approximately 6 miles east of Girvan in the heart of the Girvan Valley within super, picturesque surroundings. Although delightfully rural the locality affords easy access to many of the attractions within the district which include: a variety of attractive hill and coastal walks and cycle trails many of which are around the Dailly area; beautiful Loch Doon; the National Trusts Culzean Castle and Country Park; Galloway Forest Park which was awarded the prestigious designation as the first dark sky park in the UK; excellent golf courses at Girvan and Turnberry. There are of course the usual field sports and rivers for fishing, Dailly is adjacent to the Water of Girvan. The principle town serving the immediate district is Girvan and here can be found secondary school, general hospital, a variety of shops both independent and multiple retailers, ASDA supermarket and an attractive seafront with promenade and working harbour with moorings for pleasure craft and a leisure centre, The Quay Zone, comprising state of the art gym, swimming pool and soft play area. Girvan has a train station which provides connections north to Ayr, Prestwick Airport and Glasgow and south to Stranraer.

The village has a primary school, doctors surgery 2 shops (one with post office), activity centre with gym and bowling green.

Public Bar	22'5" x 14'3" & 12'2" x 8'8"
Lounge Bar	21'7" x 14'3"
Commercial Kitchen	11'4" x 13'6"
Gents Toilers	9'2" x 9'10"
Ladies Toilets	8'6" x 8'1"
Letting Bedroom	11'11" x 11'4"
En Suite Shower Room	6'2" x 3'9"
Stalkers Room	17'3" x 13'7" & 6'7" x 6'9"
En Suite Shower Room	6'5" x 6'4"
Outbuilding / Cellar	30'6" x 9'3"
Owners Accommodation	
Living Room	13'8" x 18'2"
Kitchen	8' x 18'9"
Bedroom 1	10' x 14'11"
Bedroom 2	11'6" x 11'2"
Bedroom 3	5'6" x 10'5" x 2'2" x 3'5"
Shower Room	5'10" x 7'1" at widest

Dimensions are approximate



Commercial Kitchen



Stalkers Room



Stairs



Living Room



Kitchen



Kitchen



Shower Room



Bedroom 1

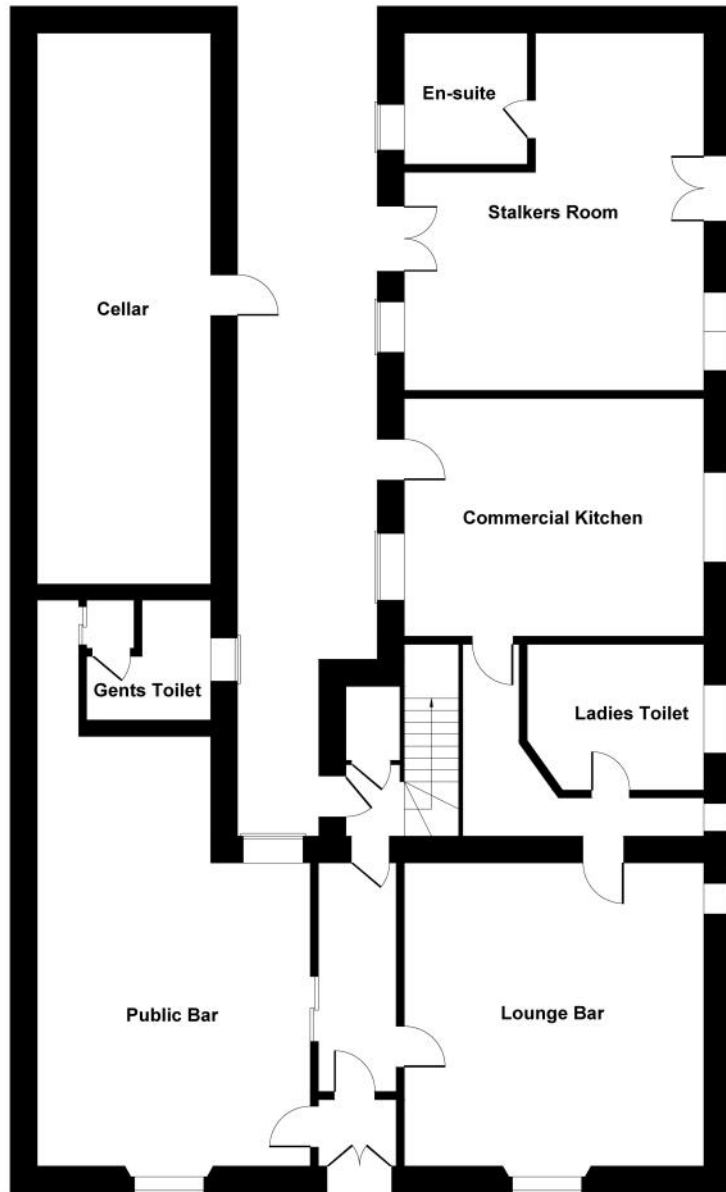


Bedroom 2

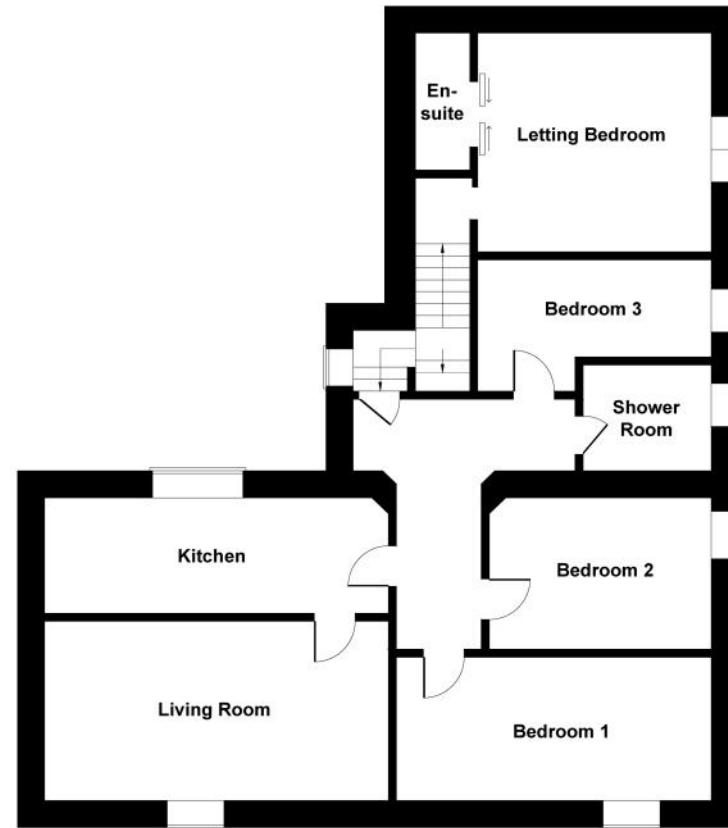


Bedroom 3

The Greenhead Hotel



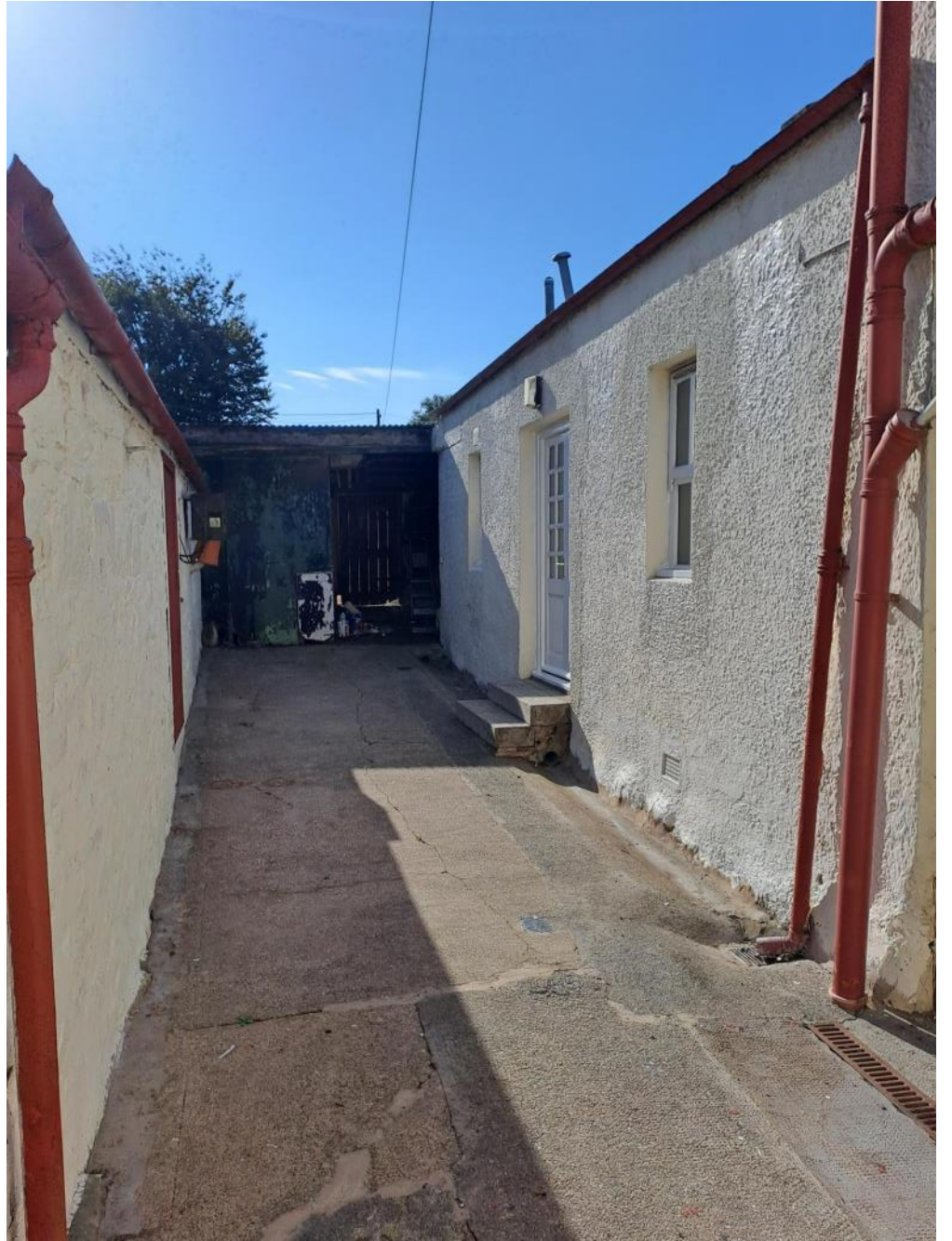
GROUND FLOOR



FIRST FLOOR



Rear of building



Rear of building



Garden



Lounge Bar



Public Bar

Directions & Location

The main route into this corner of Ayrshire is the A77 coming south from Ayr/Glasgow. Ayr approximately **27.7 miles**, Prestwick Airport approx. **34.3 miles** and Glasgow about **65 miles**. Travelling on the A77 from Ayr, proceed to Girvan. At the roundabout on the edge of the town take 1st exit left, B734 and continue ahead for about 6 miles. Arriving at Dailly proceed straight ahead and turn second left to The Loaning. Proceed ahead and onto Greenhead Street. The village square is off to the right and property sits on the corner of Greenhead Street and the square (Main Street)

Rateable Value: £7400. Under the Small Business Bonus Scheme 100% relief is available. This applying for a property (or properties) with a combined rateable value of up to £10,000

Council Tax: Band A

EER: G (199)

To view contact



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Pre-sale Valuation and Appraisal: If you are thinking about selling your home please give us a call. Tom Murray is a surveyor and RICS Registered Valuer and can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.

Anti Money Laundering Regulations

An important change came into force on 26th June 2017 in connection with Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations which now require us as selling agents to conduct due diligence not only on our client (the sellers) but also on purchasers. We are required by law to ask purchasers to provide identification at the point of making an offer. Identification required is proof of identity (such as a passport or driving license) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/credit card statement, mortgage statement or HMRC correspondence. Identification is required in order for the transaction to proceed.

Offers

Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

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. Floor plans are schematic and not to scale. 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.



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