



ROEBANK WEDDING & FUNCTION VENUE

ROEBANK ROAD • BEITH • AYRSHIRE • KA15 2DX

The logo consists of the letters 'RH' in a stylized, serif font, enclosed within a square border.

ROEBANK

- Extremely aesthetically pleasing converted church
- Main ballroom (150), lounge bar/dining room (35)
- Additional function room (50) with bar, Choir Room (40)
- Presented to a high standard throughout
- Popular venue for weddings, functions and funerals
- Scope to grow on already established business
- Excellent commuting links via M8 then A737

FREEHOLD

OFFERS AROUND
£295,000

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SITUATION

Beith is a small town nestled in the heart of North Ayrshire, located c. 17 miles southwest of Glasgow and Glasgow International Airport.

The town offers a pleasing atmosphere and is set within a backdrop of surrounding countryside, with several parks, woodland areas, and walking trails for those that enjoy the outdoors. Garnock Valley and Clyde Muirshiel Regional Park are close by and offer further opportunities for hiking and wildlife watching.

Roebank is within walking distance of the main street, which offers a selection of local amenities with further amenities within the surrounding villages.

The town offers good transport links, making it easily accessible from Glasgow and Ayrshire via the M8 and busy A737. The nearest train station is in Glengarnock which is c. 2 miles away and takes you directly to Glasgow Central Station.

Beith also offers a variety of sporting clubs including Garnock Rugby Club, Beith Juniors FC and Beith Golf Club which all add to the towns close knit community feel.

THE PROPERTY

Occupying a prominent location on Roebank Road, the building is instantly recognisable upon entering the village with its aesthetic Gothic style exterior. The building dates back to 1883, when it was a former home of Trinity Church.

Since purchasing the property in 2016, the current owners have completely developed the church into a fantastic wedding and function venue that is presented to a very high standard both internally and externally. After an extensive 2-year development programme Roebank Wedding Venue was launched in 2018.





INTERNAL DETAILS

RECEPTION

Upon entering this impressive building you are met by a welcoming office room, which gives access to all public areas with a staircase leading to the upper floor and includes a feature reception desk, which was custom made using reclaimed wood from the original pews, small storage room and public toilet.

STAG BAR/LOUNGE

Leading directly from the reception, this pleasing bar and lounge allows covers for c. 35, offering a delightful room to relax, have a drink and a bite to eat.

The feature bar servery (which also leads into the ballroom) has been designed using reclaimed original wood from within the church and granite worktops.

A noticeable feature within this room is the gothic style-stained glass windows.

Access is also given to the external smoking and drinking area.

THE GRAND BALL ROOM (150)

Following in from the bar/lounge, you are met with a magnificent function space, which is within what would have originally been the nave. Many features are still visible including the minstrel's gallery and most noticeable being the high lofted wooden ceiling, with exposed timber trusses and ornate woodwork giving a very unique and dramatic space, ideal for weddings and functions. The room also benefits from large ornate stained-glass windows that run almost from the floor to the ceiling, again adding to the splendour of the room. These features all tie in perfectly with the large ornate chandeliers.

This room can also accommodate c. 250 conference style





There are also male and female toilets and an ornate bar servery, again designed from the reclaimed pews, which leads in from the Stag Bar/lounge.

The main external access is granted via an imposing gothic style arched doorway which is ideal for photo opportunities.

CHOIR ROOM (40)

Located on the first floor, this room is used for meetings and wedding ceremonies. Brightly decorated with a feature fireplace and large ornate stained-glass window.

There are also toilets on this floor.



ANCILLARY AREAS

- Extensive catering kitchen
- Wash area, Dry Store, Staff Area, Staff WC
- Boiler Room
- Cellar
- 5 large storage rooms upstairs
- Office (CCTV)
- Comms room & office





BUSINESS

Since the business opened in 2018, Roebank Wedding Venue has built up an excellent reputation, not just locally but throughout the surrounding areas. Predominately trading as a wedding and function venue the Stag Bar/Lounge is also opened on a Friday, Saturday 12 – 8.30pm and Sunday 12-6pm, for lunch and dinner.

Offering a mixed menu with a selection of homecooked dishes to suit all tastes.

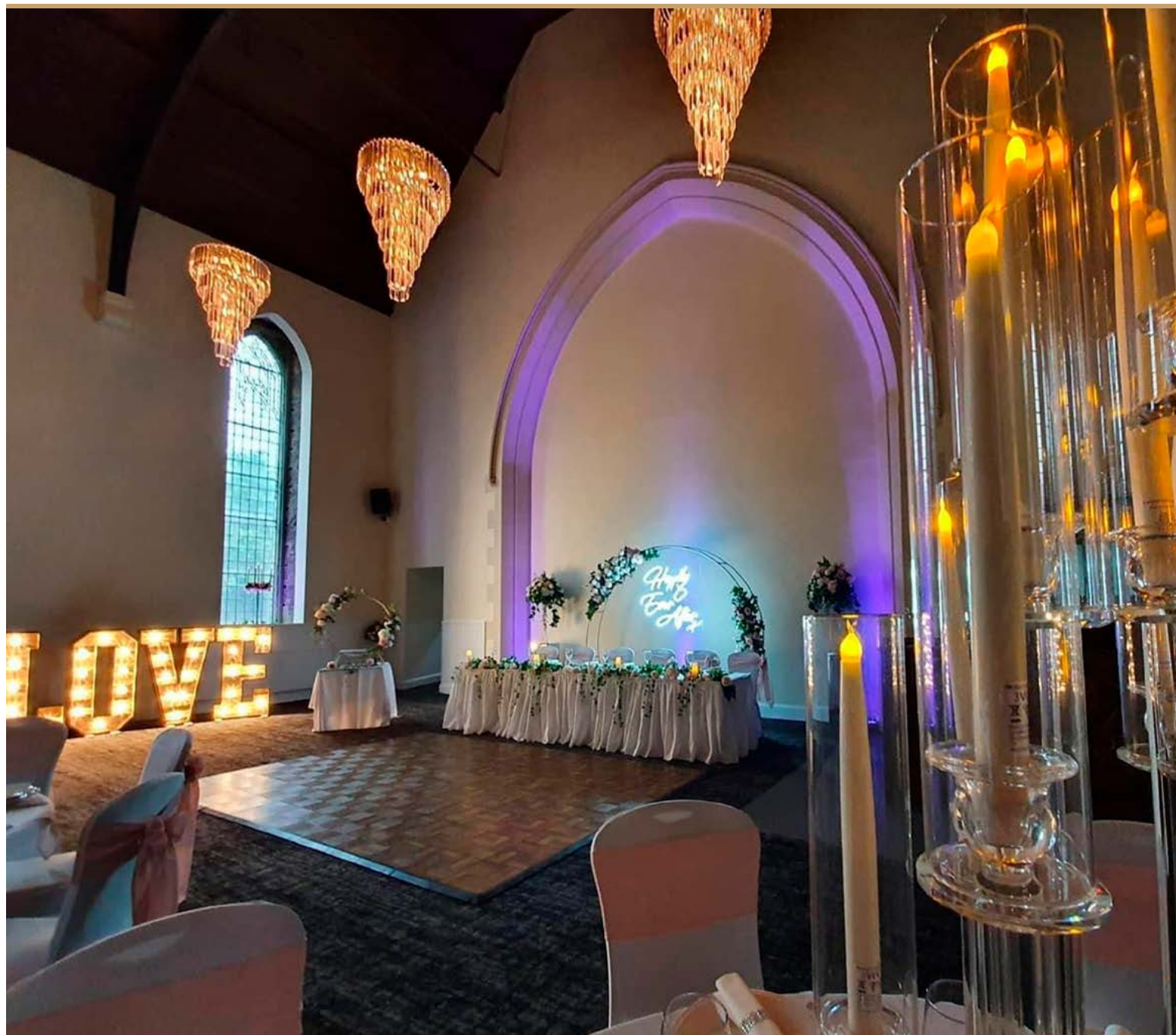
This side of the business is supported well by locals although it is certainly an area of the business that could be grown further, especially under the ownership of a chef operator.

Weddings at Roebank are very much on a bespoke basis working closely with the individuals to ensure every detail is exactly as they dreamed and can accommodate varying numbers and costs, whilst keeping it all very personal. The aesthetics of the building certainly lends itself to this purpose.

Being run very much to suit the current owners requirements it is thought that through more external marketing ie/ attending Wedding Fairs etc the business could be increased.

Funerals have also become popular at the venue, again due to the internal layout and room sizes, with the varying packages being offered.

In order to fully appreciate the extent of the property and the potential that it offers; a viewing is strongly recommended.



WEBSITE

www.roebankwedding.co.uk

ACCOUNTING INFORMATION

Full trading accounts will be made available to seriously interested parties after formally viewing the business.

EPC

A copy of the Energy Performance Certificate is available upon request. The rating is E.

VIEWING & FURTHER INFORMATION

Smith &
Clough
BUSINESS ASSOCIATES

All viewings strictly by appointment only.
Please contact the sole selling agent:

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