

To Let

RESTAURANT/ TAKEAWAY



39-41 John Finnie St,
Kilmarnock, KA1 1BL

- ⊗ Main arterial route
- ⊗ Busy thoroughfare
- ⊗ Subdivision possible
- ⊗ Alternative use potential
- ⊗ No VAT payable on rent

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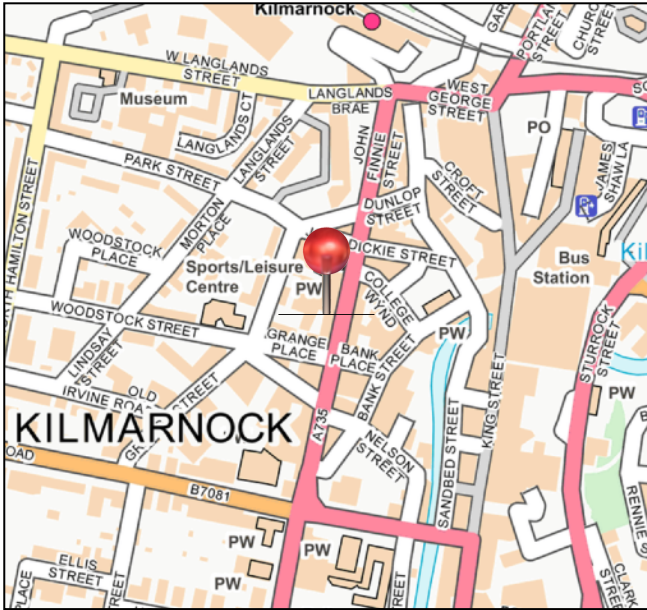


Viewing strictly by appointment with the sole selling / letting agents. Call **0141 291 5786**

Location

Kilmarnock is situated in East Ayrshire and serves as the main administrative centre of the Council. The town sits approximately 23 miles south west of Glasgow, 15 miles north east of Ayr and can be accessed by the main arterial route of the M77 motorway.

The premises sit on the west side of John Finnie Street (A735) which forms part of the town centre ring road and is a busy thoroughfare immediately west of the town centre retail area. The situation of the subjects benefit from a high level of passing pedestrian and vehicular traffic. Good public transport links are available close by with Kilmarnock train station taking around 4 minutes' walk. Surrounding occupiers include Fireaway Pizza, Slater Hogg & Howison & The Duke.



Description

The subjects comprise the ground floor within a mid-terraced red sandstone building under a pitched and slated roof.

The property is accessed via a double aluminium framed and glazed door. Internally, the space is open plan with two offices, a kitchen and staff welfare facilities to the rear. Two separate Class 3 hot food consents have been obtained with the option for a single operator to occupy too. There are also two gas supplies to the ground floor. Alternative uses may be considered subject to approval.

Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Sales area, offices & kitchen	204.63	2203

The above areas have been calculated on a NIA basis in compliance with RICS Code of Measuring Practice (6th edition).

Lease Terms

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £27,500 per annum. Full quoting terms are available upon request.



Particulars

Rateable Value	£12,200
EPC	Available upon request
VAT	Not payable on the rent
Legal Costs	Each party responsible for their own

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