








# BUSINESS For Sale

 36 Afton Bridgend, New  
Cumnock, KA18 4AU

-  Established business
-  Class 3 hot food premises
-  Self-employment opportunity
-  Potential to increase sales
-  Turnkey opportunity
-  VAT free rent

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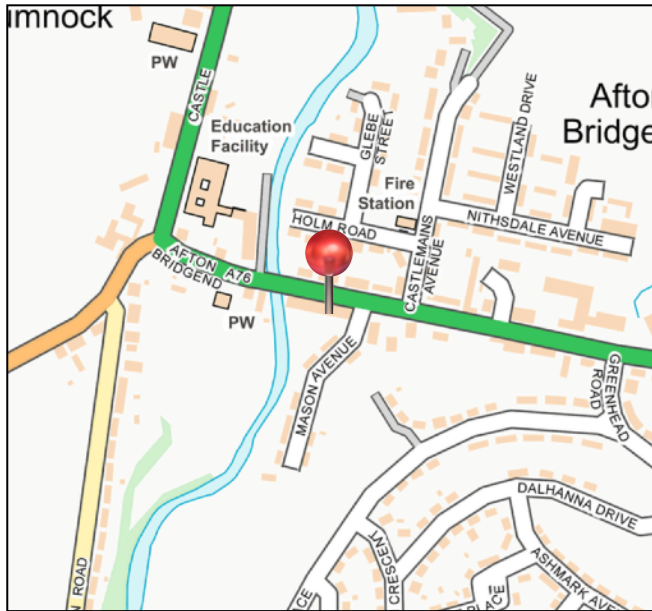




## Location

New Cumnock is a small town located at the confluence of the Afton Water and the River Nith. It lies 5 miles south east of Cumnock, 21 miles east of Ayr and 20 miles south east of Kilmarnock. The town sits on the A76, the main road connecting Kilmarnock with Dumfries (37 miles). New Cumnock has its own railway station on the Glasgow - Carlisle route.

The property is located on the south side of Afton Bridgend close to its junction with Mason Avenue. The property enjoys excellent public transport connections, with regular and bus services passing along Afton Bridgend, and New Cumnock rail station takes less than 3 minutes drive to reach. The surrounding area is predominantly residential in nature.



## Description

The subjects comprise a mid-terraced single storey property which benefits from Class 3 cafe/bakery use. The property is of masonry construction and sits under a pitched and slate tiled roof.

The cafe is accessed via a flush single pedestrian door which leads up an accessible ramp to the serving counter. The commercial kitchen is fitted out to a good standard with a range of stainless steel units, utility basins and fitments. A comprehensive range of floor and wall mounted style units are installed with appropriate worktops. The floor is covered in commercial vinyl/laminate, walls covered with plaster/paint and the ceiling incorporates a mix of LED tube and pendant lighting. There is an accessible WC and ancillary accommodation to the rear.

## Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Sales, dining area & kitchen	57.12	615

## Tenure

The lease is available by way of assignation, for the residual term of the lease, which expires in July 2027. The rent is £4,800 pa.

## Price

The business is offered for sale as a going concern to include goodwill, fixtures and fittings for offers in the region of £30,000 plus stock at valuation. Proof of sales will be made available to seriously interested parties post viewing.



## Trading Information

Plakous Cafe specialises in handcrafted Greek stuffed pies which are made every day on site. The property benefits from Class 3 consent. The current operators have decided to sell the business due to a change in circumstance, thus creating an exciting self-employment opportunity. The business benefits from good levels of repeat custom from locals, surrounding villages and traffic via the A76. The business trades Monday to Friday 8:30am to 4pm and Saturday 9am to 2pm, with potential to extend these hours.

## Particulars

Rateable Value	£2,100
EPC	Available upon request
VAT	Not payable on the rent
Legal Costs	Each party responsible for their own

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