



## 39-41 John Finnie Street, Kilmarnock, KA1 1BL

Restaurant / takeaway with sub-division potential available to lease in Kilmarnock town centre

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,203 sq ft / 204.67 sq m
<b>Rent</b>	£24,500 per annum
<b>Rates Payable</b>	£6,075.60 per annum
<b>Rateable Value</b>	£12,200
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Town Centre location
- Potential to sub-divide
- No VAT payable on rent
- Class 3 restaurant consent
- Alternative use potential

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## Description

The property comprises a mid-terraced red sandstone building under a pitched and slated roof. It was previously used as an office building following which separate Class 3 hot food consents were obtained for the ground floor and upper floors.

The property is accessed via a single aluminium framed and glazed door. Internally, there is a stairwell the the front and rear of the property that provides access to the upper floors. To the rear of the ground floor there is storage space, a small kitchenette and staff welfare facilities. The walls are of plaster/paint and the ceilings are of suspended tile which incorporate led box lighting. There are 2 gas supplies to the ground floor. Alternative uses may be considered subject to approval.

## 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.

## 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 £24,500 per annum. Full quoting terms are available upon request.

## Rateable Value

According to the Scottish Assessors Association, the subjects have a Rateable Value of £12,200 with effect from April 2023.

## EPC

A copy of the Energy Performance Certificate (EPC) is available upon request.

## VAT

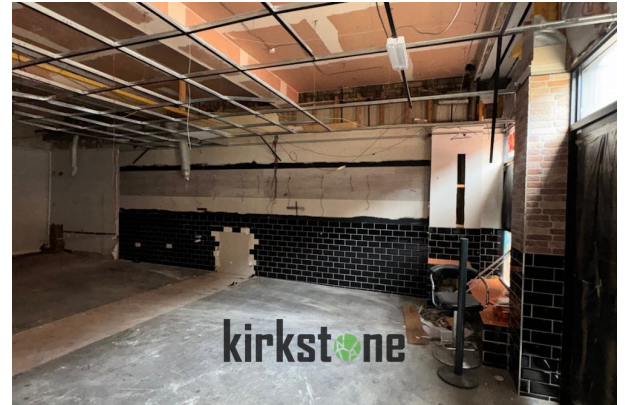
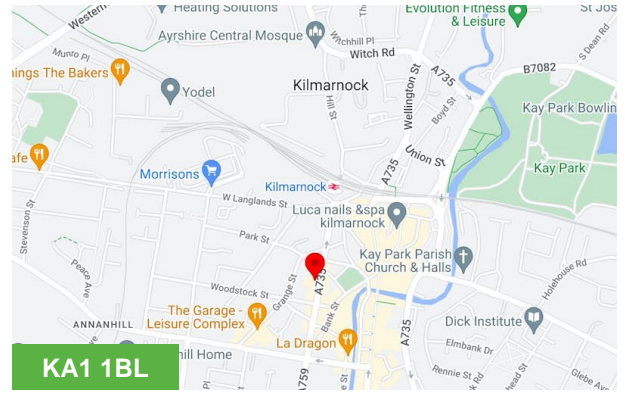
The subjects are not elected for VAT, therefore, VAT is not payable on the rent.

## Legal Costs

Each party will be responsible for their own legal costs.

## Entry

Entry will be available on completion of legal formalities.



## Viewing & Further Information



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