



CAMERON'S

The Butchers

8 Kilmarnock Road, Crosshouse, Kilmarnock, KA2 0HD

**McEwan Fraser Legal**
Solicitors & Estate Agents

MCEWAN FRASER LEGAL IS DELIGHTED TO PRESENT TO THE MARKET, THE SALE OF THE WELL-KNOWN FAMILY BUTCHERS, CAMERON'S.



Cameron's Family Butchers have been providing Ayrshire's residents with fresh quality butcher meat for over 28 years and it is now time for the current owner to retire.

The leasehold of this highly popular butcher shop with all of its equipment, fixtures, and fittings is available to purchase. Located in a highly-visible part of Crosshouse, Kilmarnock. This is a superb opportunity for an experienced operator to walk into a captive and engaged customer base.

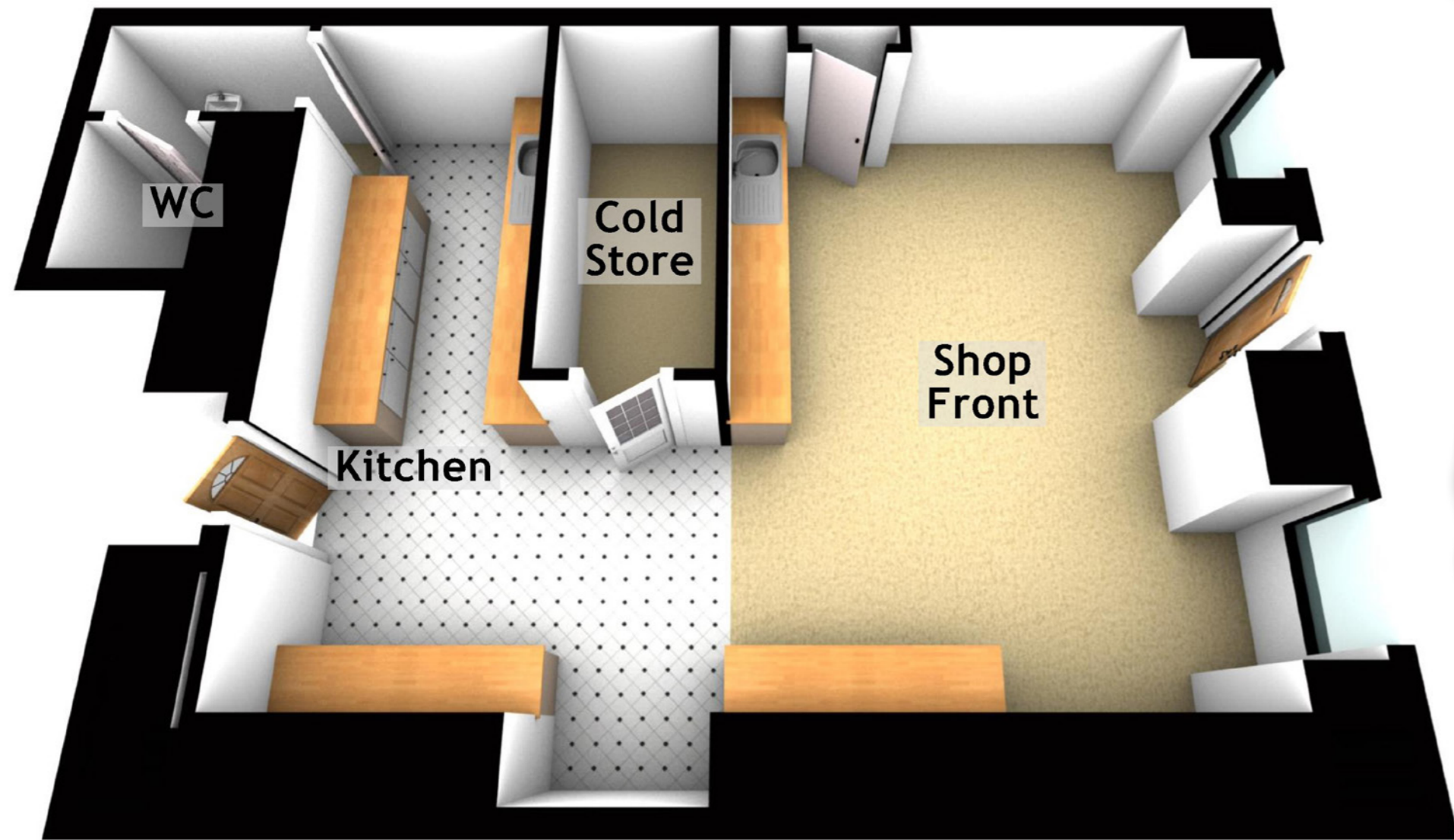
8 Kilmarnock Road is a mid-terraced, single-storey shop premise, split internally to form a front sales area, working area/kitchen and a toilet. The subjects offer a single frontage with access via a glazed doorway leading to a welcoming and modern display, which leads to the service counters. To the rear of the premises is a kitchen preparation and cleaning area.

The current lease is on a month-to-month basis and the landlord has confirmed he is happy to offer a new long-term lease for the new proprietor.









FLOOR PLAN



DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Shop Front	5.80m (19') x 4.00m (13'1")
Kitchen	5.80m (19') x 2.00m (6'7")
Cold Store	3.26m (10'9") x 1.40m (4'7")
WC	2.40m (7'11") x 1.75m (5'9")

Gross internal floor area (m²): TBCm² | EPC Rating: TBC

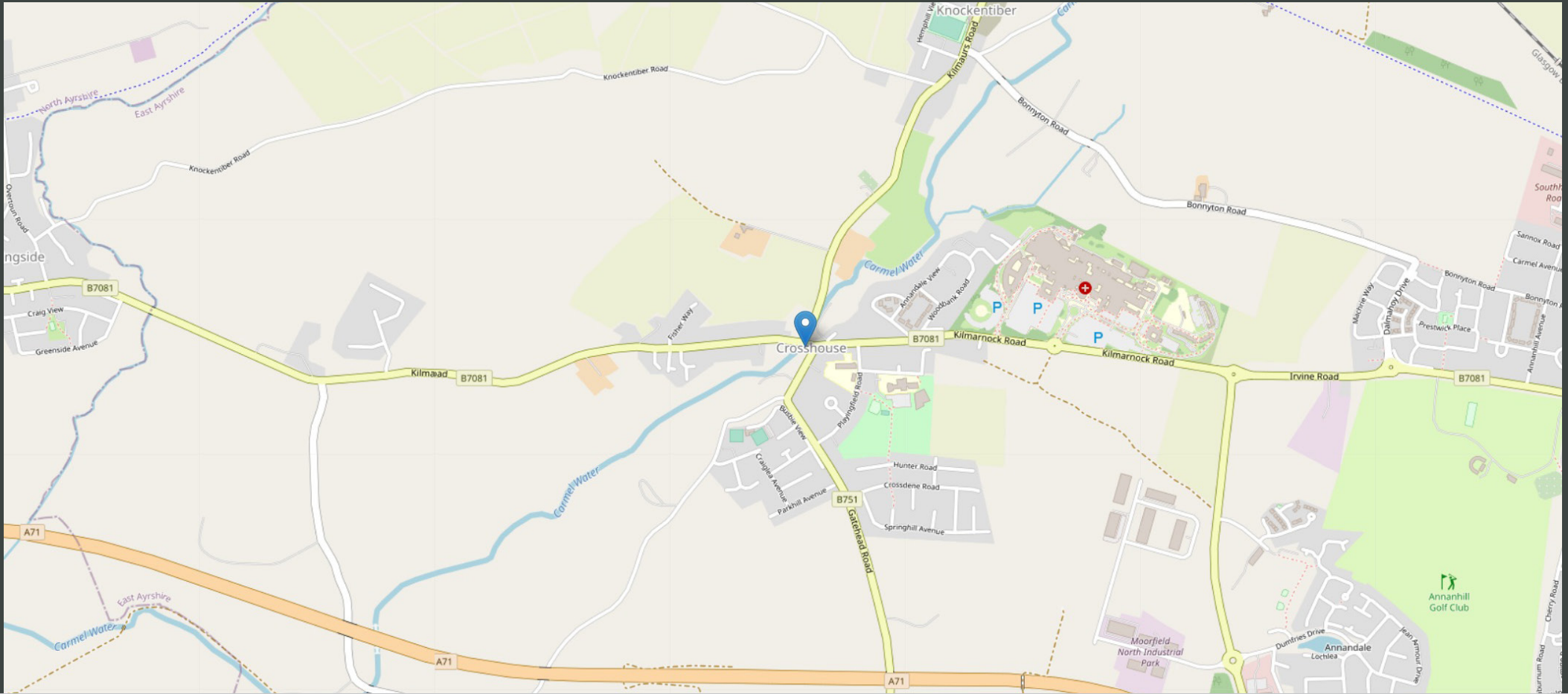
Extras (Included in the sale): All fixtures and fittings.

CAMERON'S BUTCHERS IS POSITIONED IN THE HEART OF CROSSHOUSE. THE SHOP IS IDEALLY LOCATED FOR COMMUTING TO ALL Ayrshire TOWNS WITH THE M77 PROVIDING EXCELLENT ROAD ACCESS TO GLASGOW.



A comprehensive rail network, excellent ferry links and air travel via Glasgow and Prestwick International Airports provide further travel options. An excellent selection of sporting and recreational facilities are readily available. The area boasts numerous championship golf courses including the world-famous Open championship courses at Turnberry and Royal Troon. Sailing & water sports are available at Troon and Prestwick. The local towns offer a comprehensive range of amenities, fine restaurants and retail shopping.





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