TO LET

Class 3 Cafe

1a Shortlees Cres,
Kilmarnock, KA1 4PR

- Turnkey cafe
- Rare opportunity to lease
- Main road frontage
- Free parking
- Rates exempt

kirkstone
PROPERTY CONSULTANCY

www.kirkstoneproperty.com

RICS
Regulated by RICS

Viewing by appointment with the sole letting agents;

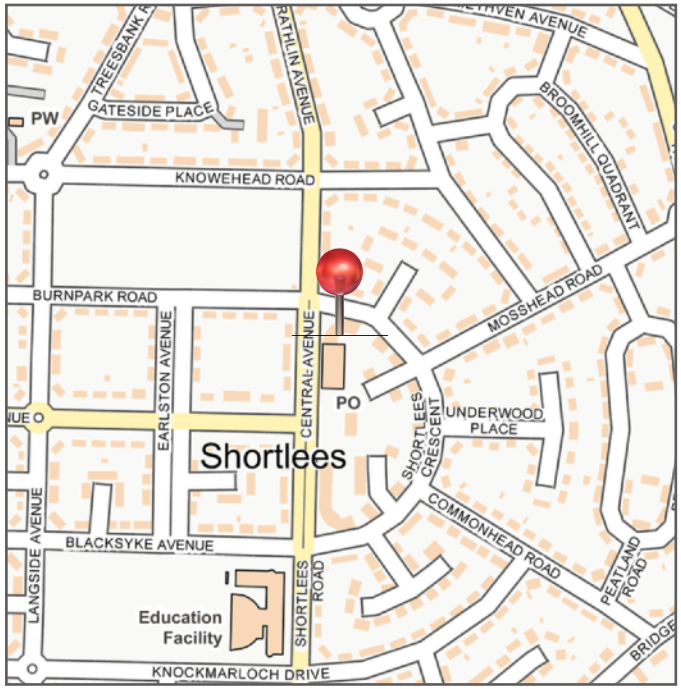
Kirkstone Property Consultancy
Suite 2/3, West George Street, Glasgow, G2 1BP

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 property is located to the south of Shortlees Crescent immediately at its junction with Central Avenue, in the Shortlees area of Kilmarnock. The situation of the subjects benefit from being at the centre of a densely populated residential area. The main arterial road (Ayr Road), which passes through the centre of Kilmarnock takes less than one minutes' drive to reach.



Description

The subjects comprise a retail unit within a single storey building of masonry construction which sits under a flat roof. The property is accessed via a single aluminium framed and glazed door. Internally, the cafe is fitted out with the necessary fixtures and fittings required to operate as a cafe. The kitchen and staff welfare facilities are to the rear with a waiting area for customers to the front. The ceilings are of suspended tile and incorporate LED lighting. The walls are finished in plaster/paint with splash backs at various locations. The flooring is covered with commercial laminate. There is no gas supply to the property and space heating is provided electrically. There is ample free parking to the front of the property.

Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Kitchen, waiting area, welfare facilities	30.04	323

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

Lease Terms

The subjects are available to lease on an internal repairing and insuring basis, for a term to be agreed, at a rent of £6,600 per annum. Full quoting terms are available upon request. In addition, the owner is seeking £5,000 for the fixtures and fittings in situ.

Particulars

EPC	Available upon request
VAT	Not payable on the rent
Legal Costs	Each party responsible for their own

Kirkstone Property Consultancy is a Limited company Registered in Scotland No SC682540, Kirkstone Property Consultancy for themselves and the Vendors/Lessors of this property for whom they act give notice that (1) All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Kirkstone Property Consultancy, for themselves or for the Vendors/Lessors. (2) These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Kirkstone Property Consultancy have no authority to make or enter into any such contract or offer. (3) The Vendors/Lessors do not make, give or imply, not do Kirkstone Property Consultancy or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise any representation or warranty whatsoever in relation to the property. (4) None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. (5) Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Date of Publication: August 2022.

kirkstone PROPERTY CONSULTANCY

Get in touch 0141 291 5786 Email: info@kirkstoneproperty.com

COMMERCIAL PROPERTY SALES & LETTING | ASSET MANAGEMENT | INVESTMENT ADVISORY | DEVELOPMENT MANAGEMENT | LEASE CONSULTANCY