

TO LET Cafe

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 1a Shortlees Crescent,
Kilmarnock, KA1 4PR

-  Main road frontage
-  Residential area
-  Free parking
-  Rates exempt
-  VAT free rent

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PROPERTY CONSULTANCY

www.kirkstoneproperty.com



Viewing by appointment with the sole letting agents;

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

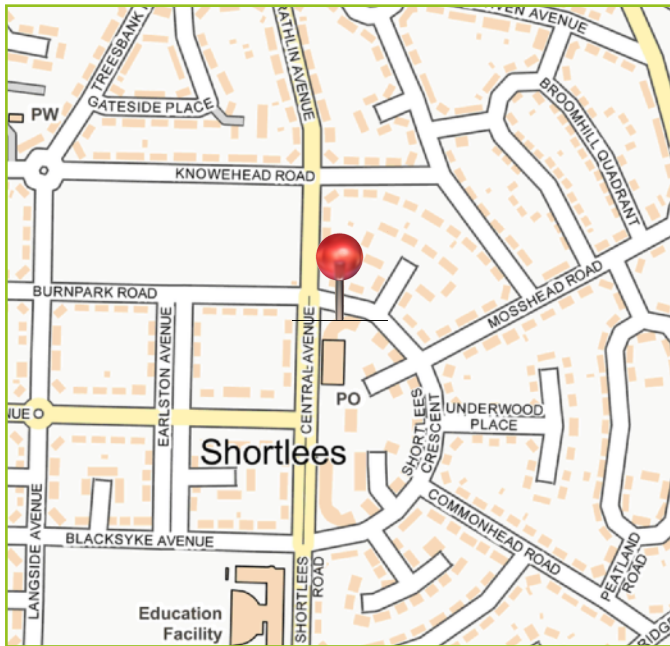
0141 291 5786



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. Nearby occupiers include Shortlees Post Office, Cod Father and Kayani News.



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 kitchen benefits from a commercial extraction canopy. 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. Ample free parking is available 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	Sales area & kitchen	28.08	302

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 £4,800 per annum. Full quoting terms are available upon request.

Rateable Value

According to the Scottish Assessors Association, the subjects have a Rateable Value of £2,500.



Particulars

EPC	Available upon request
VAT	Not payable on the rent
Legal costs	Each party responsible for their own
Entry	On completion of legal formalities

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