

On the Instructions of the Iona Pub Partnership



LICENSED PREMISES

- > HIGH LEVELS OF PASSING VEHICULAR TRAFFIC
- > POPULAR LOCATION
- > SUNDAY TO WEDNESDAY: 11AM TO MIDNIGHT
- > THURSDAY TO SATURDAY: 11AM TO 1AM
- > **RENTAL: £28,896 PER ANNUM**

TO LET

THE GRANARY, 17 FOWLDS STREET, KILMARNOCK, KA1 3DG

CONTACT: Gary Louttit MRICS, APAEWE g.louttit@shepherd.co.uk

07809 492 562

www.shepherd.co.uk



LOCATION

The subjects are situated at ground floor level in the town centre of Kilmarnock. Kilmarnock Train Station is positioned approximately half a mile from the subjects, it further benefits from regular bus routes throughout the town.

Nearby occupiers include Dominoes, Nationwide and the Galleon Centre which provides various public leisure facilities.

TRADE SPACE & FACILITIES

The Granary comprises a ground floor premises with a large open plan bar/serving area. Amenities include a small area with a pool table, w/c facilities, cellar space, office space and a large catering kitchen. Additionally, there is space to the rear of the property which is currently utilised as a smoking/beer garden area alongside a small private car park.

Licencing hours:

Sunday to Wednesday: 11am to Midnight

Thursday to Saturday: 11am to 1am

RENTAL

Offers in excess of £28,896 per annum are invited for the property.

RATING

The subjects are entered in the current Valuation Roll with a rateable value of £18,000

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

RENT INFORMATION

Annual rent **£28896 per annum**

Weekly rent **£554.17 per week fixed**

Rateable Value	£18000	Legal	£700
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Deposit	£6000	Stocktaking fees	£120
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Fixtures & fittings	-	Working capital	£2000
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Other costs	-	Total entry costs	£8820
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BUSINESS INFORMATION

Total entry costs:

£8820

Annual rent:

£28896

Agreement:

5 Year Tenancy Agreement

Drinks tie:

Beer, Cider, Ale, Stout, Lager

TRADESPACE & FACILITIES

Beer Garden: Kid friendly:

Kitchen: Smoking area:

Single bar: Music venue:

City centre: High Street:

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors: 31 Byres Road, Glasgow, G11 5RD

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