



FOR SALE – CLASS 3 INVESTMENT OPPORTUNITY

61-63 KING STREET, KILMARNOCK, KA1 1PT

Well-fitted class 3 unit located in heart of Kilmarnock Town Centre

o/o £215,000 = NIY 9.11%

LOCATION

- Kilmarnock is located within within the East Ayrshire Local Authority Region approximately 24 miles south of Glasgow, 9 miles east of Irvine, 14 miles north of Prestwick and 17 miles north of Ayr
- The town has a population of approximately 45,000 and is the principal retail center for East Ayrshire
- More specifically, the subjects are situated within the heart of Kilmarnock Town Centre on the west side of King Street which is Kilmarnock's main retail street and is near the Burns Mall
- Neighbouring occupiers include Marks & Spencer's, Card Factory, o2, Bon Marché, Savers.

DESCRIPTION

Well-fitted ground floor café / Class 3 premises.

The subjects benefit from a large double shopfront with central pedestrian access door with attractive outdoor seating area on pedestrianized shopping street.

Internally the subjects have been fitted out to a very high standard with kitchen and serving area to the front and space to accommodate approximately 30 covers.

WC facilities (ambulant and male / female) are found to the rear.

ACCOMMODATION

	sq m	sq ft
NIA	112.97	1,216
ITZA	88.35	951

TENANCY INFORMATION

Tenant	Café Courtyard Ltd
Expiry	2 September 2026
Break Option	3 rd September 2024 (Mutual break option giving no less than six months prior notice)
Rent	£20,000 pa plus VAT (payable monthly)
Repairing	Full repairing and insuring
Deposit	£5,000 would be transferred to a purchaser

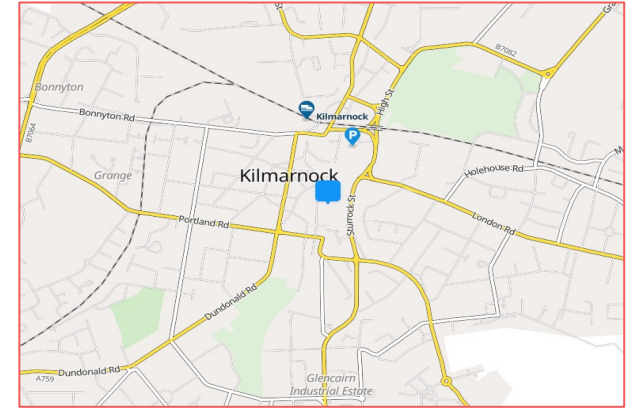
The Café Courtyard is a busy and popular café with over 226 reviews averaging 4.3 Stars

EPC

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VAT

The subjects are elected for VAT however it is anticipated that a sale would be way of a Transfer of Going Concern (TOGC).



ASKING TERMS

Offers over £215,000 are invited for our client's heritable interest with the benefit of the existing leases.

A purchase at this level reflects a NIY of 9.11% allowing for purchaser's costs.

VIEWING & FURTHER INFORMATION

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