



PROPERTY CONSULTANTS

# EXCELLENT TOWN CENTRE PROPERTY

Suitable for continued use as a restaurant/bistro/café or similar

## TO LET



**KILMARNOCK, 12 QUEEN STREET, KA1 3DB.**

- Fully fitted and ready for immediate occupation.
- Suitable for restaurant/bistro/café use.
- Highly visible town centre location.
- Located adjacent to town centre car parks and busy side entrance to M&S.
- Potential for partial rates relief via the Small Business Bonus Scheme.

**T. 0141 248 5878**

[www.lambertinnes.co.uk](http://www.lambertinnes.co.uk)

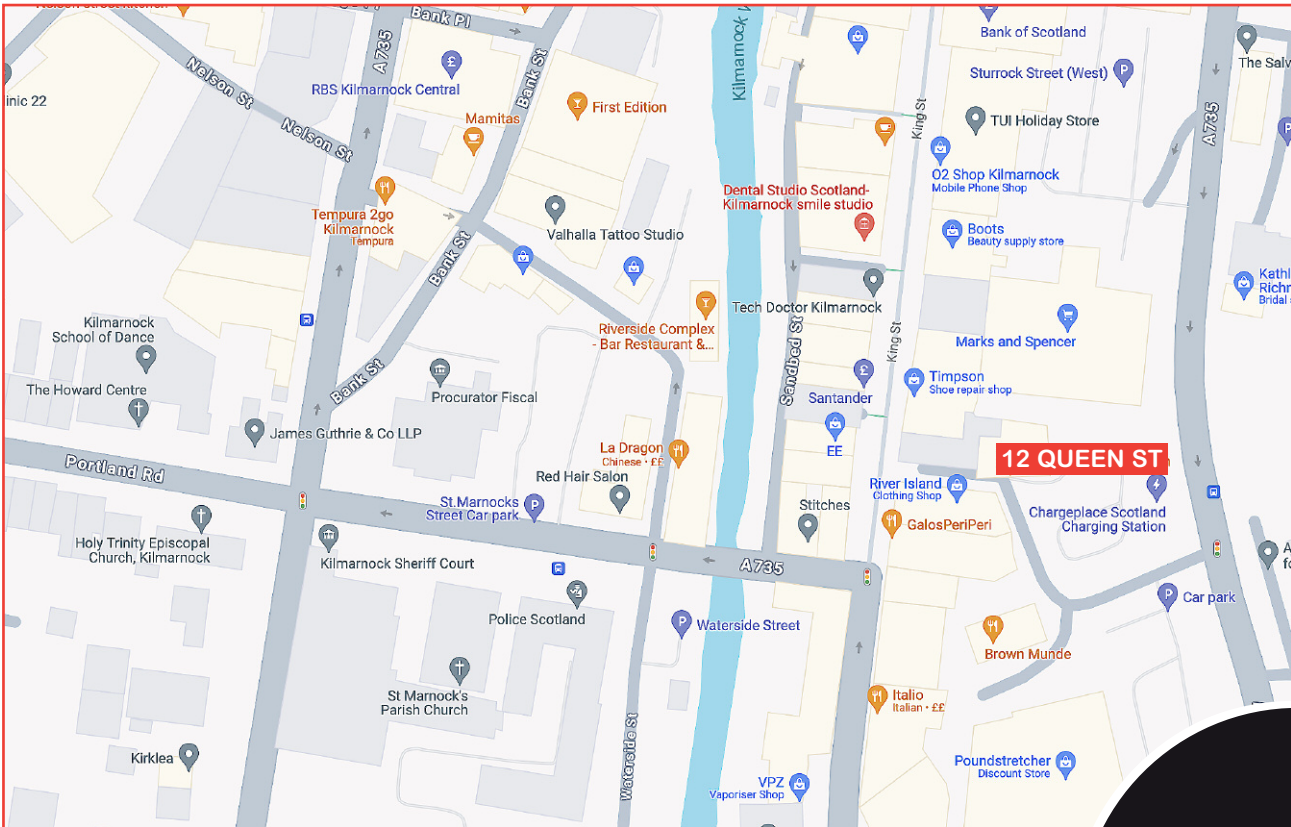
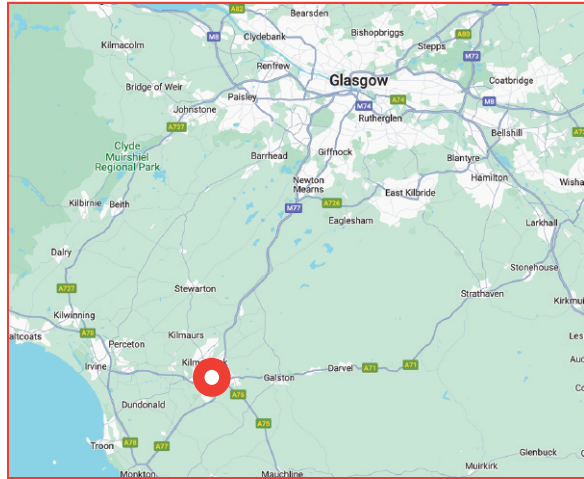


## LOCATION

Kilmarnock is situated approximately 20 miles south-west of Glasgow and is the principal town in East Ayrshire with a resident population of around 44,000.

The town benefits from excellent transport links via road, rail and bus. The town is well served by the M77 Motorway and the main train and bus stations serving the town are located within walking distance of the subject property.

The subjects occupy an excellent town centre position approx. 50 metres from King Street, the main shopping street in the town centre with nearby occupiers including **M&S**, **River Island**, **Superdrug**, **TSB**, and **Barrhead Travel**. They also benefit from fantastic visibility from the A735, the main arterial route running around the town centre. In addition, the property sits adjacent to two of the main car parks serving the town centre.



**DESCRIPTION**

The property is arranged over ground and first floors.

The ground floor provides a bright, open-plan and nicely fitted restaurant seating area with a mixture of freestanding tables and chairs and some seating booths. There is also a reception counter and bar area. The first floor has a separate seating area / function room, a fully fitted kitchen and customer toilets.

We estimate that the property provides the following approximate accommodation:

<b>Ground Floor</b>	<b>1,020sq.ft.</b>	<b>94.7sq.m.</b>
<b>First Floor</b>	<b>1,050sq.ft.</b>	<b>97.5sq.m.</b>

**RATING**

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value £14,200

Uniform Business Rate (2023/2024) £0.498.

*\*\* An ingoing tenant may qualify for rates relief through the Small Business Bonus Scheme. Interested parties should verify this information themselves.*

**TERMS**

The property is available on a long-term lease and rental offers in excess of £20,000 per annum are invited.

**EPC**

Available on request.

**PLANNING**

The current use of the property is as a restaurant. Continued restaurant (or similar) use would be acceptable and in addition, the property may also be suitable for alternative uses such as hot food, retail, office etc, subject to planning.

Interested parties are advised to make their own enquiries directly with the local Planning Department about both existing and alternative uses.

**LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in connection with any transaction.

An ingoing tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

**ANTI-MONEY LAUNDERING REGULATIONS**

To comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.



**ENTRY**

Further details on request.

**VIEWING & FURTHER INFORMATION**

Viewing is strictly by appointment through:

**Stephen Innes,**  
**Lambert Innes Property Consultants**  
 Tel: 0141 248 5878  
 Email: [stephen@lambertinnes.co.uk](mailto:stephen@lambertinnes.co.uk)

