

FOR SALE

Restaurant Premises

112-114 Main Street, Ayr KA8 8EF



- Extensive frontage
- Prominent location
- Fully fitted internally
- 237.18 sq. m. (2,553 sq. ft.)
- 100% rates remission available
- Significant potential to develop profitable business
- Offers over £165,000

VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

T: 01292 267987

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LOCATION

The subjects are located in a busy commercial location on Main Street in the Newton-on-Ayr district of Ayr which lies around a half mile north of the town centre.

A wide range of retail and licensed trade uses are represented in the locality.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

THE PROPERTY

The subjects comprise restaurant premises occupying the ground floor of a traditional three storey and attic tenement with two storey projection to the rear.

The internal accommodation comprises the following:

- Restaurant/Takeaway Area
- Function Suite
- Commercial Kitchen
- Storage Space
- W.C. Facilities

The restaurant area lies to the front with seating provided adjacent to which is a staff counter.

A large fully fitted commercial kitchen lies to the rear.

The function suite is under utilised at present and offers scope to further development.

FLOOR AREAS

The gross internal floor area is 237.18 sq. m. (2,553 sq. ft.)

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll as follows:-

112 Main Street	RV £9,100
112a Main Street	RV £8,000

100% rates remission will be available to qualifying occupiers under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available upon request.

THE BUSINESS

Although currently trading the subjects are essentially being sold vacant although fully fitted and with all owned equipment within the premises included in the purchase price.

PRICE

Offers over **£165,000** are invited.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

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.

VIEWING

For further information or viewing arrangements please contact Kevin Bell or Arlene Wallace.

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