



The Jefferson Restaurant, 36/40 Grange Street, Kilmarnock, KA1 2DD

- Award winning, extremely reputable restaurant & café/bar
- Designed & fitted to an exacting standard (120 covers)
- Within substantial, stylish art deco style freehold property
- Within the heart of Kilmarnock, close to many amenities
- Y.E. Mar'17 Turnover £488,424 net. 6-day trading
- Run completely under management
- EPC Rating Pending

Offers over £275,000

Location

The subjects are located on Grange Street, within the heart of Kilmarnock town centre, which lies within East Ayrshire, Scotland.

Kilmarnock is a sizeable town with a population of almost 50,000 people, making it the second largest town in Ayrshire, and is home to East Ayrshire council's headquarters. It is a popular commuter town, with good transport links, positioned off the M77 motorway, providing easy access to Glasgow (23 miles) and Ayr (18 miles).

The subjects benefit from a good trading position within a busy commercial and licensed/leisure area with a number of nearby offices, shops and licensed premises as well as being beside the Garage entertainment venue which includes ten pin bowling, go-karting and an amusement arcade.

The subjects are also close to Rugby Park, home of Kilmarnock Football Club, as well as nearby King Street, an extremely busy, pedestrianised shopping precinct which is home to many national, high street retailers.

Ayrshire itself, benefits from high volumes of tourists and day trippers, aided by its proximity to Prestwick Airport, who come to enjoy the many amenities, and the Ayrshire area is famous for its historic connections to Robert Burns, as well as for its many championship golf courses including Royal Troon, Prestwick & Turnberry.



The Property

The subjects comprise ground and first floor levels within this 2-storey, art deco style property, all under a pitched slate roof, and which has been extended to the rear.

Description

The subjects are accessed directly from Grange Street via an attractive entranceway in the centre of this attractive art deco frontage, which looks even more spectacular when lit up at night with led downlighters.

Internally, the premises have been designed and fitted to an exacting standard throughout, in a stunning, contemporary style, a fact which was recognised when they were nominated in the Scottish Style Awards for the most stylish restaurant in 2013.

The ground floor café/bar area is home to a stunning bar/servery and can seat approximately 35 customers by way of loose tables and stylish, upholstered chairs and some bar seating.



The large first floor restaurant area is accessed via an attractive staircase with glass and steel balustrade, and this level is home to an additional bar/servey counter as well as being able to seat approximately 80 further customers, with the same high quality furnishings.

The clever design of the restaurant, means it can be laid out as one large open plan area for larger functions, weddings etc, or alternatively, it can be sectioned off to provide smaller, more intimate areas for smaller functions or private dining. The carpet can even be removed in one area to reveal a hidden dance floor if required.

Ancillary Areas

- Large, fully fitted catering kitchen
- Male, female & disabled WC's
- Office
- Beer Cellar/drinks store
- Ancillary storage areas

The Business

Our client established the Jefferson in 2007 to great acclaim, being nominated in the Dram awards for Best New Restaurant as well as winning Tam Cowan's Hot Plate Award, on top of the nomination for Most Stylish Restaurant at the Scottish Style Awards.

It is testament to the business that 10 years after being established, the business still enjoys a tremendous reputation, and currently sits in 2nd place out of 76 Kilmarnock restaurants on Trip Advisor.

The business is extremely well established and benefits from a loyal and regular clientele, not only from Kilmarnock, but further afield given its reputation, who come to enjoy the high quality, contemporary Scottish cuisine and service, or to simply have a drink at the bar, served within these sumptuous surroundings.

The decision to sell the business has been made as our client is looking to retire. The business is run completely under management, with very limited involvement from the owner. It is felt the sale represents a tremendous opportunity for a new owner to take on this stunning and extremely reputable business, which trades extremely well although still offers further growth potential. The business only trades 6 days a week, and although is set up to cater for functions, this is not something that is concentrated on.

Trading Hours

Sunday-Thursday : 11am-midnight
Friday/Saturday : 11am-1am
Closed Monday



Trading Information

We have been advised that turnover for the year ending 31st March 2017 was £488,424 net of Vat. Further trading information can be made available to interested parties only after formally viewing the business.

Fixtures and Fittings

We have been advised that all trade fixtures and fittings are owned outright and are free from any hire purchase or lease agreements. A couple of paintings are owned personally by our client, and will be removed upon sale, or alternatively could be purchased subject to separate negotiation.

Licences

The business trades with the benefit of a premises licence.

Rates

The subjects have a proposed rateable value from April 2017 of £11,100.

Tenure

Freehold

EPC

A copy of the Energy Performance Certificate is available on request. The rating is Pending.



Smith & Clough
BUSINESS ASSOCIATES

Viewing & Further Information

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