

SANTINO

14 London Road, Kilmarnock, KA3 7AD

FREEHOLD: £800,000 | LEASEHOLD: NIL PREMIUM ANNUAL RENT: £65,079 | REF: 6863613

KEY HIGHLIGHTS

- Bar & Restaurant (120)
- Function Room on First Floor
- Turnkey Opportunity
- Car Park (20)
- Outside Beer Garden
- Energy Rating D

LOCATION

Santino is located on the outskirts of Kilmarnock situated on the corner of London Road and Holehouse Road. Glasgow City Centre is around 22 miles via the M77 to the North with Ayr being around 15 miles South. The train station is a short 15 minute walk with ScotRail providing train connections on the Glasgow South Western Line, with services to Glasgow and Stranraer.

The property is situated within a residential area with the town centre, a popular leisure circuit, a short 10 minute walk.





DESCRIPTION

An excellent opportunity to acquire a vacant restaurant in Kilmarnock.

The property had previously been let however, is now available to purchase freehold.

The site has been well maintained and offers a turnkey opportunity for the ingoing purchaser due a recent refurbishment. The modern design would cater for a variety of different concepts.

THE OPPORTUNITY

A unique opportunity to acquire a fully fitted restaurant situated in Kilmarnock. The property has been recently refurbished and would require no immediate capex spend prior to opening. It would suit a variety of different concepts and recently traded as an Italian offering dishes such as pizza, pasta and burgers. Our clients have decided to sell the property as it had been leased out long term until recently.

Given the size and location of the property, it may also lend itself to other potential development opportunities such as serviced apartments or residential although planning would need to be obtained from the local authorities.

It would also be well suited to an owner operator who knows the area well and can invest the time to create a popular food offering. The function space on the first floor would also allow you to generate income from events such as small weddings, birthdays and baby showers.

INTERNAL DETAILS

Entry is provided to the front of the property with the bar area to the right, accommodating around 40 via a mixture of moveable tables and chairs, fixed booths and bar tables. A door leading from this area provides access to a fully equipped commercial kitchen via a small staircase. Customer toilets are located on this floor.

The main restaurant area is located to the left as you enter accommodating around 70 via moveable tables and chairs and booths. The exposed stone walls and Victorian cornicing provides a warm and cosy feel to this dining area.

The function room is situated on the first floor and can host around 50 however, can also be split to cater for small events or gatherings. A unisex toilet is situated on this floor and a small storage room with sink, prep area and food elevator.

The attic floor includes a large room currently used for storage and two separate storage cupboards.

FIXTURES & FITTINGS

All fixtures and fittings are included (excluding any personal items). A full inventory will be provided at point of sale.









EXTERNAL DETAILS

A detached Victorian style property of stone construction with a pitched and slated roof.

There is a large car park to the rear to accommodate around 20 with a beer garden to the side to accommodate around 80. The car park is accessed via Holehouse Road.

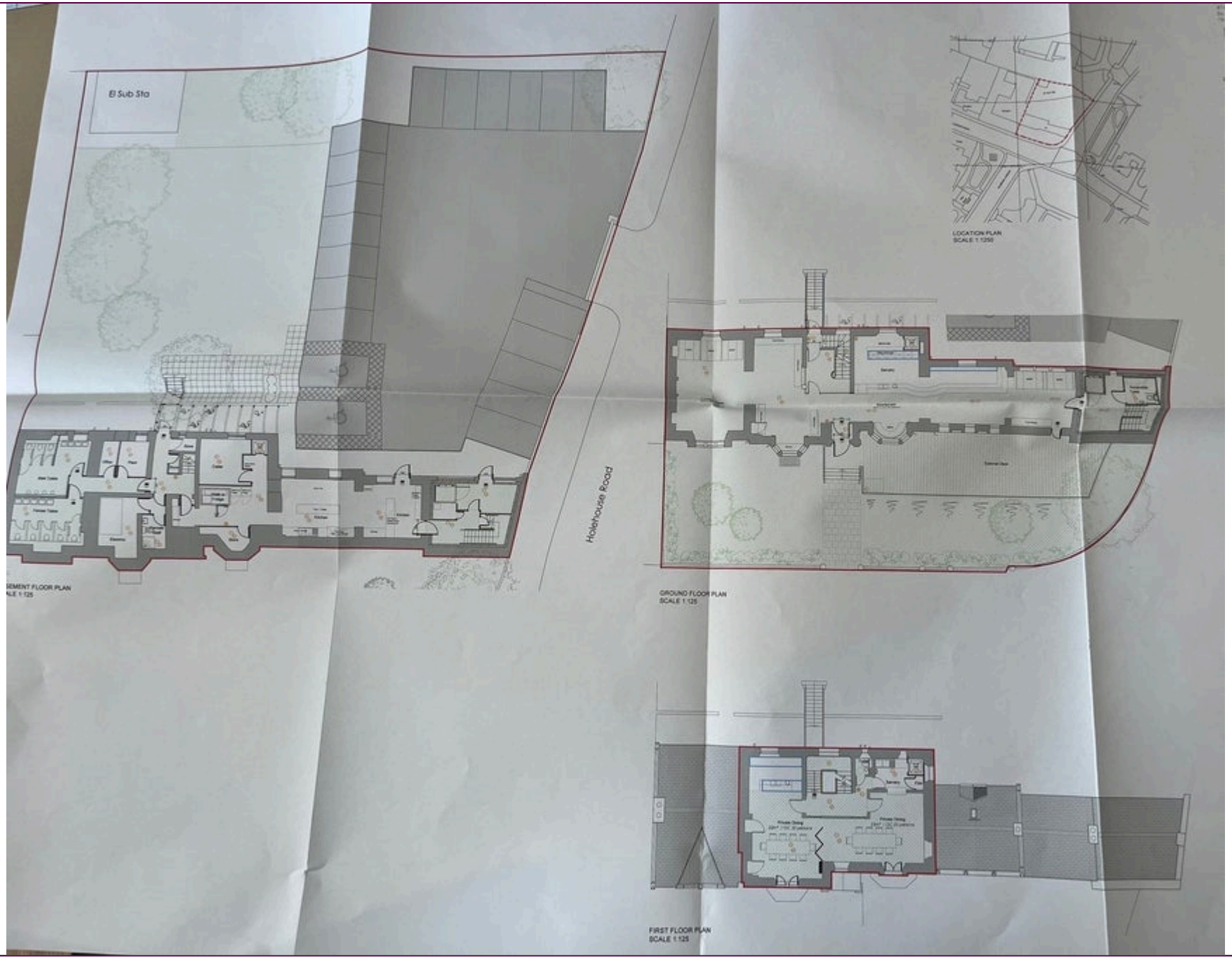
BUSINESS RATES

According to the Scottish Assessors, the Rateable Value is £43,600.

Confirmation of actual business rates payable should be obtained from the local Authority.

REGULATORY

Premise License


El Sub Sta
Holehouse Road
LOCATION PLAN
SCALE 1:1250
GROUND FLOOR PLAN
SCALE 1:125
FIRST FLOOR PLAN
SCALE 1:125

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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