

MR BASRAI'S BUFFET RESTAURANT

3-7 Beresford Terrace, Ayr, KA7 2ER

LEASEHOLD: £150,000 ANNUAL RENT: £48,000 (EX VAT) | REF: 6863626

KEY HIGHLIGHTS

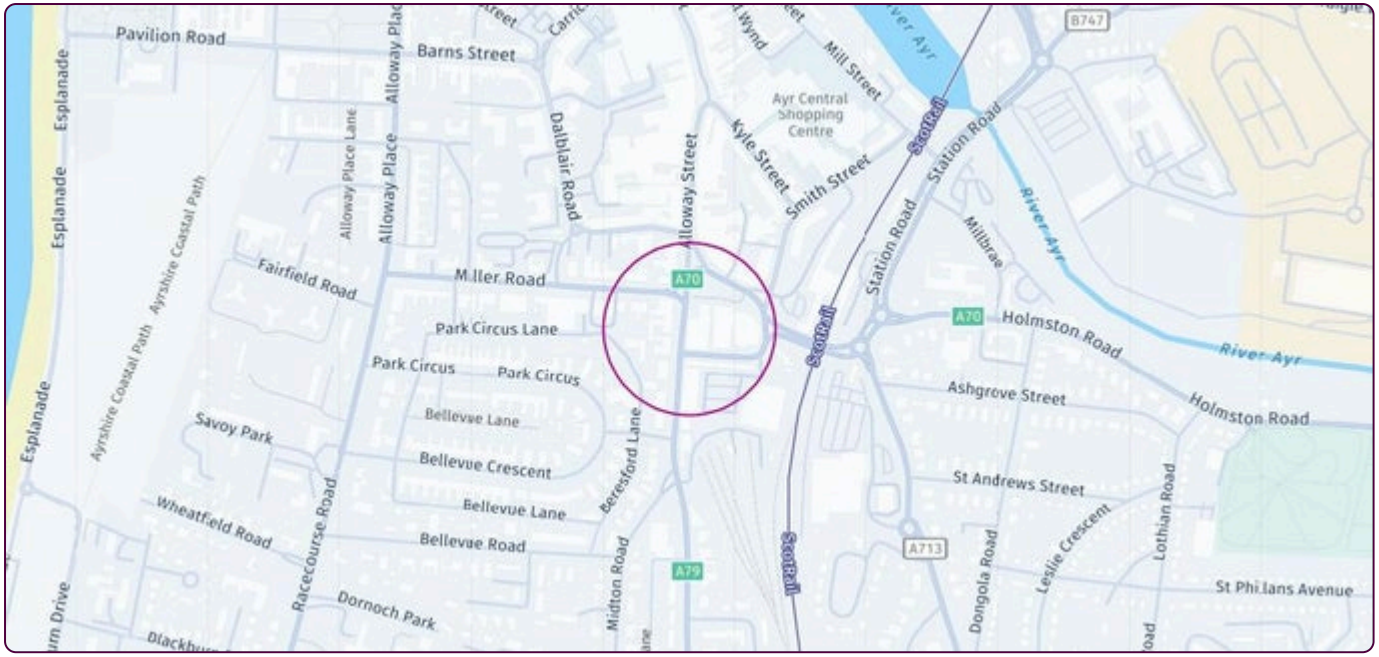
- Located in Ayr Town Centre
- Close to Ayr Train Station
- c.230 Covers with Separate Private Dining
- Owned for over 4 Years
- Rear Car Park & On-street Parking
- Annual Rent - £48,000 (ex VAT) | Energy Rating C

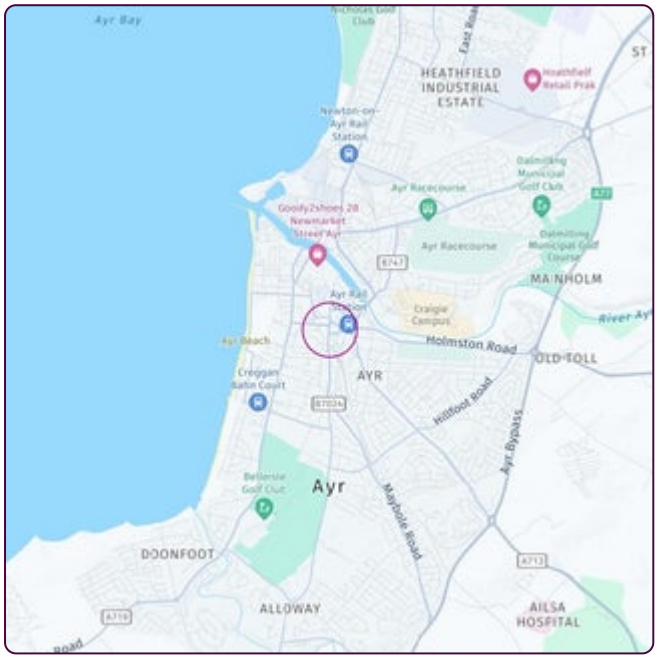
DESCRIPTION

An exciting opportunity to acquire Mr Basrai's World Cuisine, a well-established and popular restaurant business in a prominent Ayr town centre location. The substantial premises offer a proven high-volume trading platform with an established customer base and further scope to grow revenues through functions, private dining, takeaway and external catering.

The sale therefore represents an attractive turnkey opportunity for an experienced operator or expanding restaurant group, with an established customer base and considerable scope to further grow the business through enhanced marketing, events and additional revenue streams.









LOCATION

Mr Basrai's World Cuisine occupies a prominent and highly accessible position on Beresford Terrace, Ayr. The property is situated in Ayr town centre within the town's principal retail, leisure and licensed circuit. The location benefits from a strong local catchment together with substantial seasonal visitor trade generated by Ayr and the wider Ayrshire coast.

Ayr provides excellent connectivity to Glasgow City Centre, approximately 36 miles by road and around 45 minutes principally via the A77/M77, providing straightforward access to the wider Glasgow.

Public transport connections are equally strong with Ayr Railway Station providing direct services to Glasgow Central, with journey times of approximately 50 minutes and up to 41 services per day. The town is also served by the Stagecoach X77 express bus service to Glasgow, operating frequent direct connections, while local bus services provide links throughout Ayr, Prestwick and the surrounding South Ayrshire area.

THE OPPORTUNITY

Our client has owned and operated the business for the last four years, during which time the restaurant has established itself as a great option to dine for locals and visitors to the area.

The sale represents an excellent opportunity for an experienced operator or expanding restaurant group to acquire a fully fitted and operational business with significant trading capacity. The spacious restaurant, private dining area, prominent bar and extensive commercial kitchen provide a strong platform from which to grow both day-to-day trade and the potentially lucrative private function and events market.

The business website can be found here - CORRECT - **Mr Basrai's**

The scale and flexible configuration of the premises also provide an incoming operator with the opportunity to introduce their own concept, branding and menu offering while benefiting from the considerable investment already made in the restaurant's fit-out and infrastructure. Our client has 10k followers on Facebook and also boats great reviews across Google and TripAdvisor.





INTERNAL DETAILS

Internally, the property provides a spacious open-plan trading area with a mix of booth, banquette and freestanding seating, offering a flexible layout capable of accommodating around 230 covers. The restaurant has a distinctive contemporary fit-out incorporating red and black tiled flooring, timber finishes, feature lighting and a prominent bar/service area, together with an open food preparation/service section to the rear. The premises also benefit from air-conditioning and extensive frontage providing good levels of natural light.

To the right on entering the restaurant is a dedicated private dining area, which is regularly utilised for private functions and events comfortably accommodating around 60 guests. A small office, cellar and customer toilet facilities are conveniently positioned directly behind the bar.

To the rear is a substantial fully equipped commercial kitchen, complemented by a dedicated preparation area and providing excellent operational facilities to support the restaurant's trading capacity.

TRADING HOURS

Monday -12.00pm to 3.00pm / 4.30pm to 9.00pm

Tuesday: Closed

Wednesday - 12.00 to 3.00pm / 16.30pm to 9.00pm

Thursday - 12.00pm to 15.00pm / 4.30pm to 9.00pm

Friday - 12.00pm to 3.00pm / 4.30pm to 9.00pm

Saturday - 12.00pm to 4.00pm / 4.30pm to 9.30pm

Sunday & Bank Holidays - 12.00pm to 5.00pm / 5.00pm to 9.00pm

FIXTURES & FITTINGS

Fixtures and fittings are included within the sale (excluding any personal items). A full inventory will be provided after a sale has been agreed.









TENANCY

Lease Commencement: 15 March 2022
Lease Expiry: 14 March 2042
Lease Term: 20 years
Current Contractual Rent: £48,000 per annum, exclusive of VAT.
Next Rent Review: March 2028
FRI Lease

STAFF

Staff will continue with the business under TUPE regulations.

EXTERNAL DETAILS

The property comprises a substantial predominantly single-storey commercial premises arranged behind an extensive glazed frontage to Beresford Terrace. The frontage provides good visibility from the street with prominent fascia signage and direct pedestrian access from the pavement.

There is a large car park to the side and paid for on street parking available at Parkhouse Street.

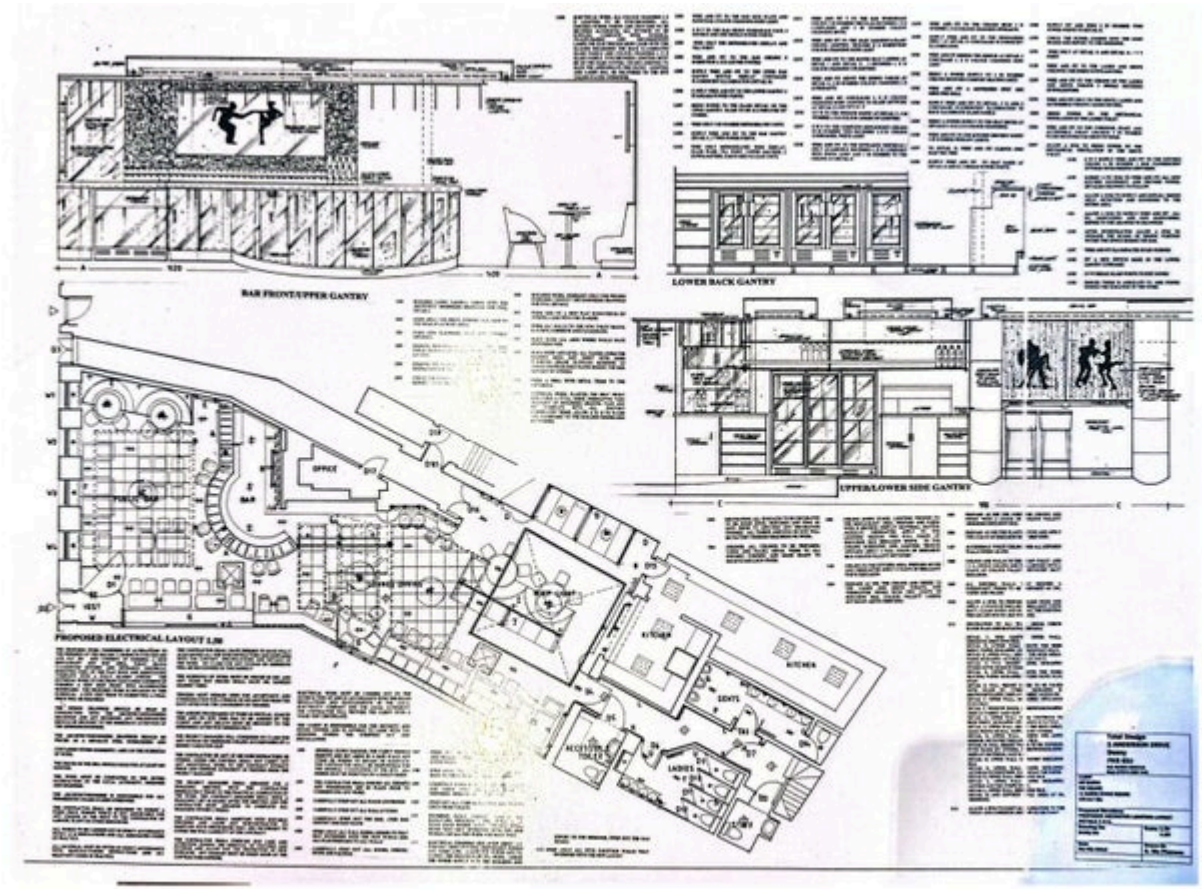
REGULATORY

Premises License

BUSINESS RATES

The Rateable Value as at 1 April 2026 is £46,600.

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



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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INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

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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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