



Meat In The Middle, 48 Main Road, Ayr, KA8 0LQ

Offers Over £8,000 - Leasehold

Summary

The leasehold of this fully furnished Class 3 Hot Food takeaway with all of its equipment, fixtures, and fittings is available to purchase located in a highly-visible part of Ayr.

The property was refurbished in 2022 to the extent of c.£40,000 and is in walk-in condition for new occupiers.

48 Main Street is available for £8,000, with a new lease of £10,500 p.a. available to be negotiated with the current landlord.

Viewings can be arranged by appointment with Bowman Rebecchi.

Features

- Leasehold Purchase Opportunity
- Excellent Condition
- Class 3 Takeaway And Sit In Area
- Fixtures and Fittings Included
- Includes Equipment
- 100% Rates Relief Available
- Easy Access to A77 For Deliveries
- Prominent Corner Unit
- Well-Connected Business Hub
- On-Street Parking
- Ayr Railway Station - 6 Mins Drive

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Property Overview

Internally there is a welcoming and modern reception area, which provides a large collection area with window, wall, and screen display opportunities and steel roller shutter security. There is a modern seating area, which is in excellent condition for new occupiers.

To the rear of the premises is a large kitchen preparation area, as well as staff welfare facilities and access to the rear loading lane.

There are several areas for storage and a large freezer and storage area to the rear, with a full ventilation system installed in connection with the hot food takeaway use. A full list of what equipment is included can be provided to any interested parties.

A SUPERB LOCATION - The subjects are located on Main Road in the Whitletts district of Ayr being an end-terraced forming part of an established and popular retail parade.

Ayr is a town situated on the southwest coast of Scotland. Ayr is the administrative centre of the South Ayrshire council area and the historic county town of Ayrshire with a resident population of around 46,800.

The town sits approximately 37 miles southwest of Glasgow, 15 miles southwest of Kilmarnock, and can be accessed by the main arterial route of the M77 motorway. The property is prominently situated close to Whitletts Roundabout, giving direct access to the A77 for deliveries.

Frequent bus services operate on Main Street with Ayr Rail Station taking around 6 minute's drive. Nearby occupiers include a range of SMEs that complement each other.

CURRENT LEASE - The current lease is due to terminate when the current tenant vacates. The landlord is open to negotiation of a new long-term lease for the new proprietor, with a sensible rental figure of £10,500 per annum.

TRADING HOURS - The business currently opens each day from 12:00 - 22:00.

ACCOMMODATION - Floor: 65.6 sq m / 709 sq ft

RATES - From the Assessor's website, we note the subjects are in the current Valuation Roll with a Rateable Value of £6,700. The property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to status.

PRICING - The cost to acquire the leasehold is £8,000 with all equipment also included (excluding VAT which is not applicable).

For further information, please contact Bowman Rebecchi.

View Online



360° Tour

