



Meat In The Middle, 74-86 Titchfield St, Kilmarnock

Offers Over £25,000 - Leasehold

Summary

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

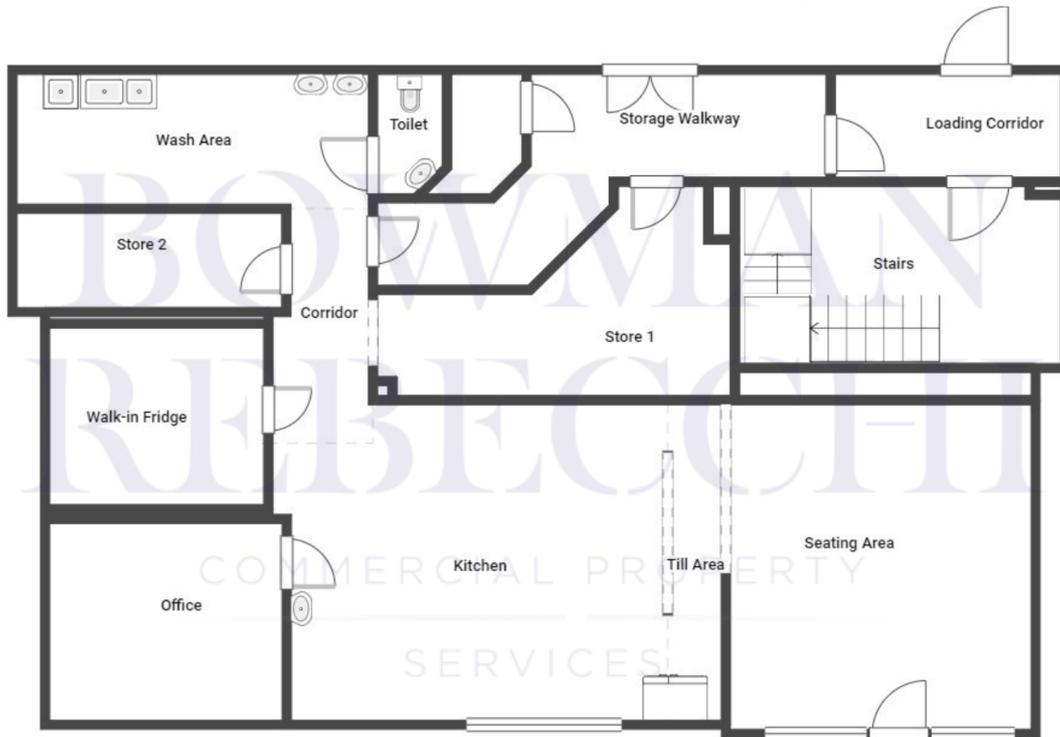
These prominent hot-food premises and offices are available for immediate occupation and are located in Kilmarnock town centre, opposite the Galleon Leisure Centre.

The property was refurbished in 2020 to the extent of c.£60,000 and is in walk-in condition for new occupiers.

Features

- Leasehold Purchase Opportunity
- Class 3 Restaurant/Takeaway
- Option To Purchase Available
- Fixtures and Fittings Included
- Includes Equipment
- 25% Rates Relief Available
- Prominent Unit In Retail Parade
- High Visibility
- Well-Connected Business Hub
- On-Street Parking
- Kilmarnock Train Station - 12 Mins Walk

Meat In The Middle, 74-86 Titchfield Street, Kilmarnock, KA1 1PH



Property Overview

The subjects comprise a mid-terraced building of cavity block/brick construction arranged over two floors. The ground floor, which has been extended to the rear, is fitted out as a fast food takeaway with a side service hatch for collections.

Internally there is a welcoming and modern seating area, which leads to the service counter which has screen display opportunities and is in excellent condition for new occupiers. To the middle of the premises is a large kitchen preparation area, with a walk-in fridge, rear preparation area, private office, and several storage areas for raw materials. There are also staff welfare facilities and access to a rear loading area that leads to the first floor.

The first floor provides open-plan office accommodation and a large kitchen/gym area with additional storage and staff welfare facilities. A full list of what equipment is included can be provided to any interested parties

A SUPERB LOCATION - The subjects are situated on the east side of Titchfield Street within Kilmarnock town centre and immediately next to Pepe's Peri Peri takeaway and adjacent to the Galleon Leisure Centre.

Other neighbouring occupiers include Domino's Pizza, Home Bargains, and Millennium Beauty as well as several other food operators. The subjects are located in the town of Kilmarnock within the East Ayrshire local authority region with a population of approximately 46,000 persons and a catchment population of approximately 120,000 persons.

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 proposed rental figure of £39,000 per annum.

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

ACCOMMODATION - 206.9 sq m / 2,228 sq ft

RATES - From the Assessor's website, the property had a Rateable Value of £16,000. The property qualifies for 25% rates relief through the Small Business Bonus Scheme, subject to occupier status.

PRICING -The cost to acquire the leasehold is £25,000 with all equipment, fixtures, and fittings also included. Purchasers are able to negotiate a new FRI lease in the region of 10-20 years, with an annual rental of £13,000 per annum (excluding VAT which is applicable).

OPTION TO PURCHASE - The current tenant has the option to purchase the property for £120,000 which has now lapsed. There is the potential for any new tenant to extend this option.

Viewings can be arranged by appointment with Bowman Rebecchi.

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