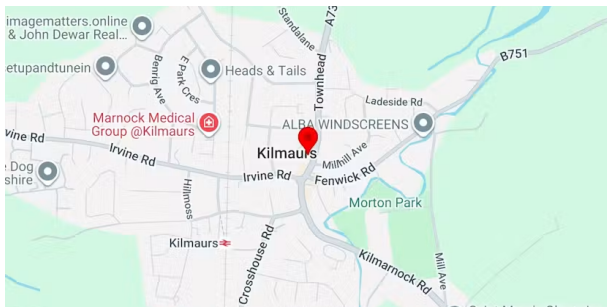


30 Main Street, Kilmaurs, Kilmarnock, KA3 2SF

A3 (Restaurants and Cafes), Bar, Hot Food Takeaway / QSR, Pub To Let |
£25,000 per annum | 2,200 sq ft

Bar, Restaurant Function Suite and Takeaway Premises to Let in Kilmaurs.



30 Main Street, Kilmaurs, Kilmaurs, KA3 2SF

Key Points

- Vacant Public House, Bar, Function Suite and Hot Food Takeaway
- Available straight away
- Annual Rent £25,000
- Qualifies for 100% Rates Relief
- Great location in the centre of Kilmaurs Village

Summary

- Rent: £25,000 per annum
- Business rates: 100% rates relief applies
- Service charge: n/a
- Legal fees: Each party to bear their own costs
- Lease: New Lease
- Terms: 10 years. New Lease, length negotiable

Further information

- [View details on our website](#)

Contact & Viewings

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Description

Formerly trading as The Turf Bar & Grill, the property provides an established licensed premises with function suite and kitchen - it also benefits from an adjoining takeaway kitchen unit to the rear/side, both of which are included within the offering. The combination of licensed premises, restaurant potential, function suite and separate takeaway offering provides useful flexibility and multiple potential income streams from a prominent village-centre location.

Location

30 Main Street occupies a prominent position in the heart of Kilmaurs, an attractive East Ayrshire village situated approximately 2 miles north of Kilmaurs. The property benefits from a central Main Street location serving the surrounding residential population, with convenient access to Kilmaurs, Stewarton and the wider Ayrshire area. Kilmaurs also benefits from its own railway station, providing regular connections towards Glasgow and Kilmaurs.

Viewings

Viewings by appointment only,.

Tenure

The landlord will prepare a brand new lease for the new tenant/operator. The lease length is negotiable and rent is quoted at £25,000 excluding utilities and rates (100% relief eligible).

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AML: In accordance with the Money Laundering Regulations 2017, all purchasers will be required to provide proof of identity, address, and source of funds prior to any transaction proceeding. Additional information may be required for corporate entities, including details of beneficial ownership. We reserve the right to request such information at any stage.



