DM HALL

To Let

Turnkey Restaurant Opportunity, Ayr Town Centre



27-29 Sandgate,
Ayr
KA7 1BG

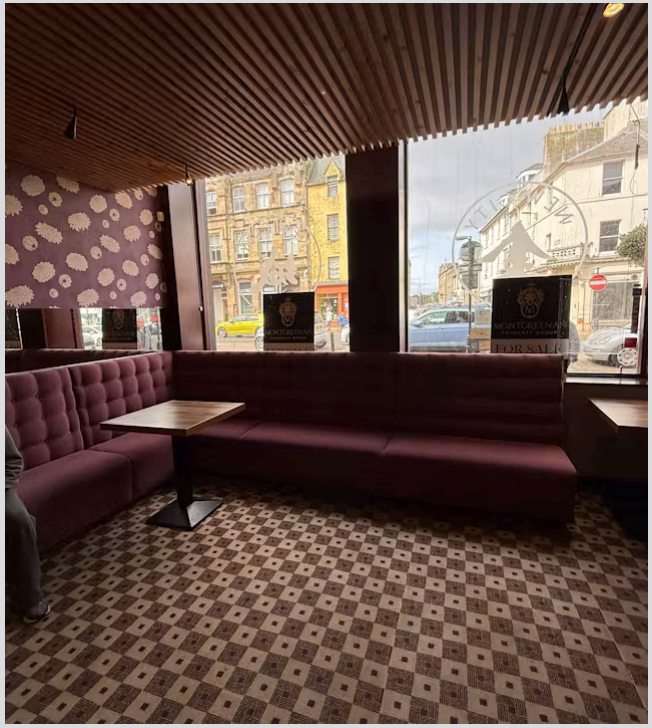
259.01 sq m
(2,788 sq ft)

- Busy roadside position in Ayr town centre
- Established food and beverage/nightlife location
- Well presented former Cantonese restaurant
- Fully equipped commercial kitchen and stores
- Capacity for over 80 covers
- Low business rates
- Net internal area 259 sqm (2,788 sqft)
- Rent £28,000 per annum

LOCATION

Sandgate is a busy road route in Ayr town centre and an established commercial, food and beverage and evening entertainment location, with a range of restaurants, eateries, licensed venues, and cafes nearby, alongside niche retail and professional service businesses. The property occupies a prominent position on the east side of the street at its junction with Newmarket Street.

Ayr is in the South Ayrshire region, around 37 miles south west of Glasgow with a drive time of 53 minutes via the A/M77. Ayr railway station is a 10 minute walk from the location, offering regular services to Glasgow and Stranraer. The town has a population of over 46,000 persons.









DESCRIPTION

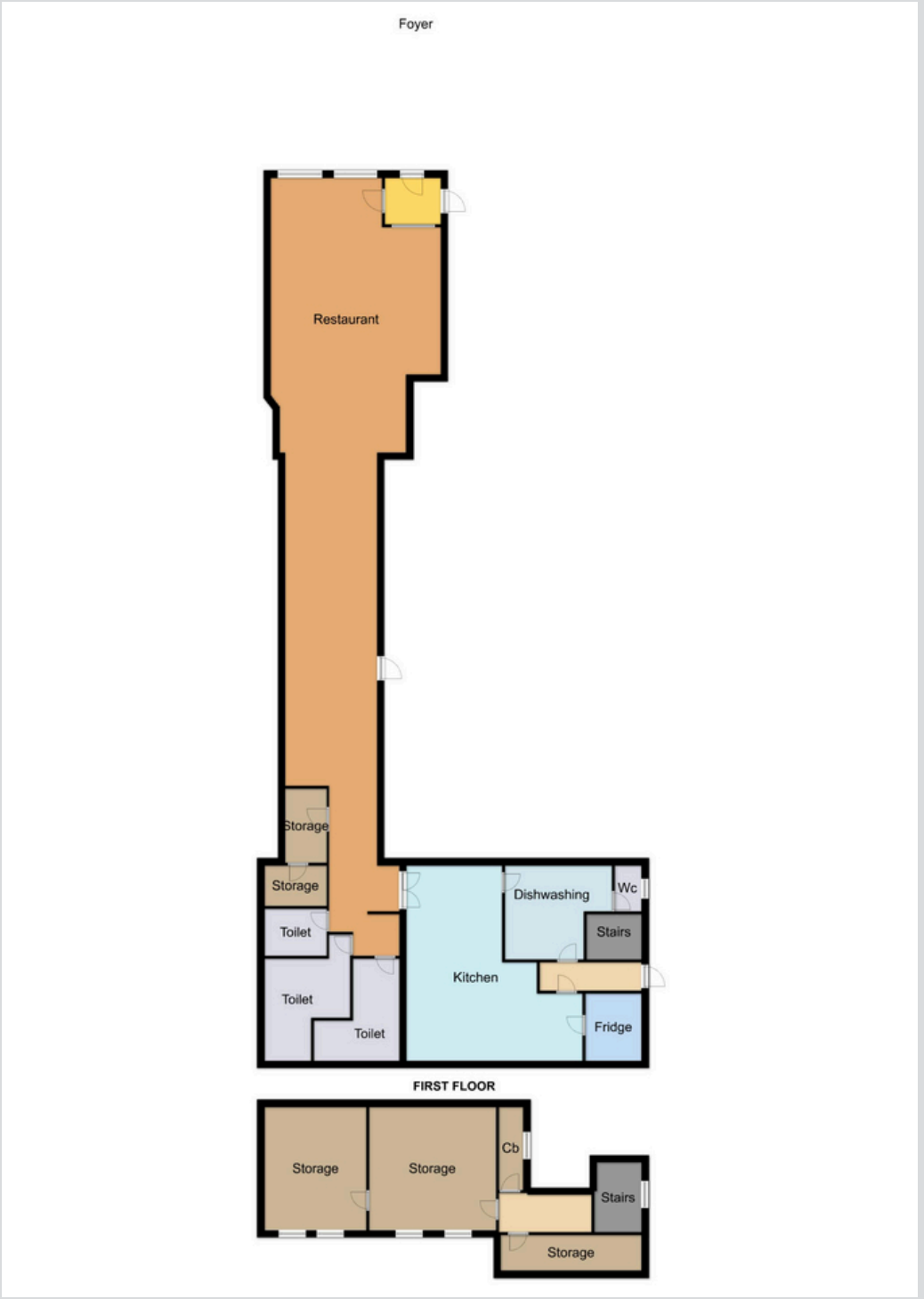
29 Sandgate, formerly known as ‘New City’, a Cantonese restaurant, is a turnkey restaurant opportunity offering a well presented and fully fitted restaurant and bar, with a capacity of over 80 covers. The restaurant has modern customer toilets and a large equipped commercial kitchen including gas stoves, an extraction system, dishwashing facilities, cold storage, dry stores and a manager’s office.

An indicative layout of the property is provided and an inventory is available, upon request.

The property extends to a net internal floor area of 259 sqm (2,788 sqft), or thereby.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



NON-DOMESTIC RATES

Rates Payable: £5,557 per annum The property qualifies for discounted rates via a combination of the Small Business Bonus Scheme and Hospitality Relief, subject to status.
Rateable Value: £15,200

VIEWING & FURTHER INFORMATION

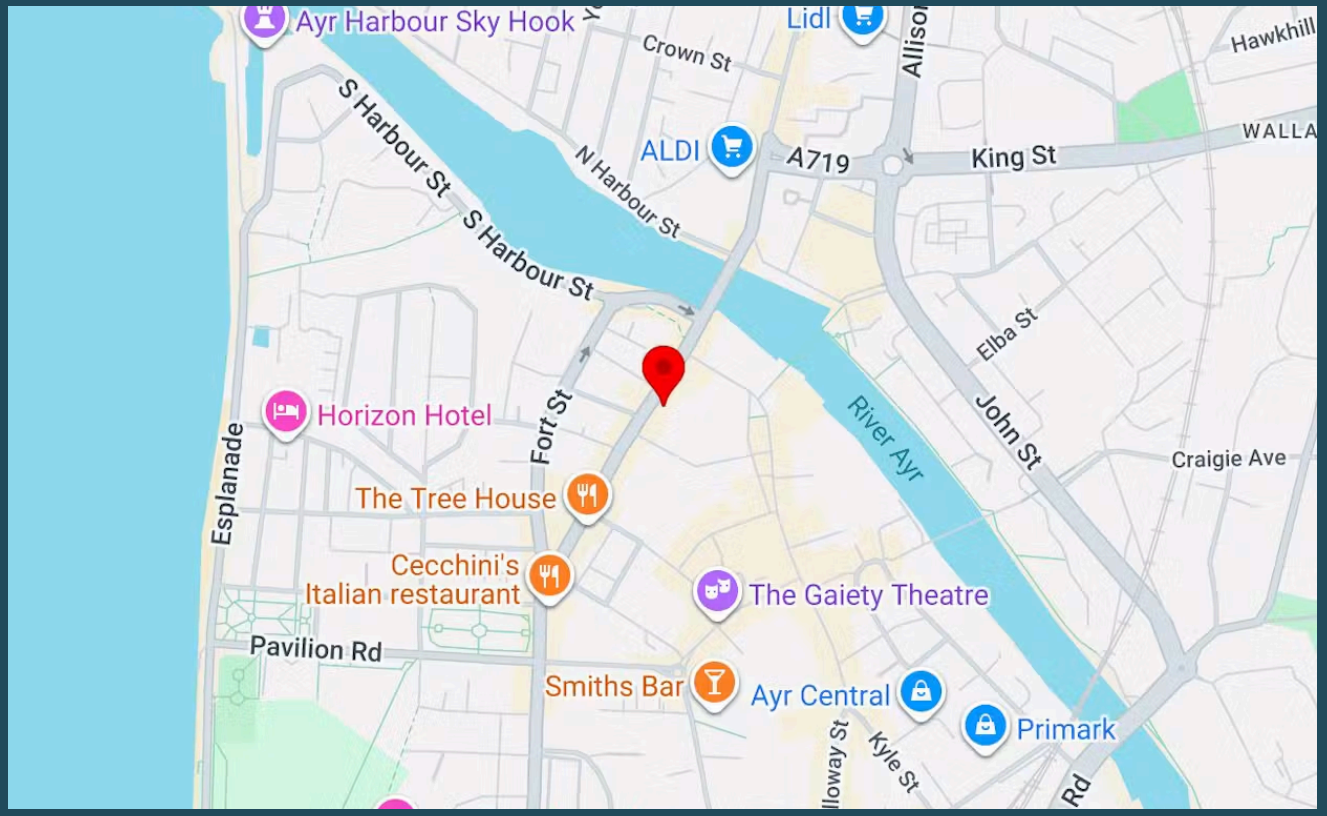
Strictly by contacting the sole agents.

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Make an enquiry

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