

TO LET
RETAIL

 **GRAHAM
SIBBALD**



16 Lindsay Drive, Kilmarnock, KA3
7LJ

- Hot food takeaway planning permission
- Fully fitted trading fish & chip shop
- Potential for 100% business rates relief

LOCATION

Kilmarnock is situated approximately 7 miles east of Irvine, 13 miles north-east of Ayr, and 25 miles south-west of Glasgow, connected by the A71 and A77/M77 trunk routes respectively.

The subjects are situated within the New Farm Loch area on the eastern edge of Kilmarnock. New Farm Loch is predominantly a residential area bound by Grassyards Road to the west and the A77 to the east.

The subjects are located within a local neighbourhood parade on the south side of Lindsay Drive, bound by Barclay Drive to the west and Sutherland Drive to the east. There is a convenience store to the east with residential properties beyond and to the west there is a Chinese fast-food takeaway.



DESCRIPTION

The subjects comprise a mid-terraced single storey building with brickwork walls, rendered externally, beneath a flat roof we assume to be clad in bitumen felt. The building was constructed circa 1960's.

The premises are accessed from Lindsay Drive from a recessed aluminium framed glazed doorway. The frontage is protected by roller shutters.

Internally the premises have been sub divided to form a retail sales areas and counter, hot and cold food preparation area, storage and staff toilet accommodation. The floor is of solid construction with a ceramic floor tile cover. The walls are lined, beneath a suspended grid style ceiling system.

The property comes inclusive of all kitchen equipment including fridges, friers and ovens, etc.

There is also an air conditioning system installed and the property benefits from a fire alarm, security alarm and CCTV.

ACCOMMODATION

Ground	730 Sq Ft	67.84 Sq M
--------	-----------	------------



VAT

The rental is quoted exclusive of VAT.

VAT is not currently payable upon the rent and any other charges.

ENERGY PERFORMANCE CERTIFICATE

EPC rating 'D'. Certificate available upon request.

QUOTING RENT

£24,000 Per Annum

TENURE

The premises are offered on Full Repairing and Insuring terms.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

RATEABLE VALUE

The current rateable value is £5,400.

The current Uniform Business Rate for the financial year 2025/2026 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

