

TO LET
RETAIL

 **GRAHAM
SIBBALD**



**2 Kilmarnock Road, Crosshouse,
Kilmarnock, KA2 0HD**

- Hot-food takeaway with fully fitted inventory
- No VAT payable
- Potential for 100% rates relief

LOCATION

Crosshouse is situated in East Ayrshire and has a resident population of approximately 2,609 persons (Census 2022), located approximately two miles west of Kilmarnock, four miles east of Irvine and 22 miles south-west of Glasgow.

Crosshouse is home to Crosshouse Hospital, the largest university hospital in Scotland, and is south of Glasgow and centrally connected by road, rail, sea and air. The subject property is located on the north side of Irvine Road between the junctions of Kilmaurs Road and Carmel Place.

Surrounding occupiers are a mixture of residential and commercial in nature, with commercial occupiers including Davidsons Chemists and Armours Veterinary Group.



DESCRIPTION

The property is a single storey end terrace retail unit of stone construction with a pitched and slated roof. Windows are of double glazed uPVC style with an aluminium framed pedestrian entrance door. The external door and windows have modern steel roller security shutter doors.

The property has a suspended timber floor. The walls and ceiling are lined with plasterboard and the ceiling has mounted fluorescent strip lights. All undertaken to a food-safe standard.

Internally, the premises are fully fitted as a hot-food takeaway, having traded recently as a Pizzeria, and is ready for immediate trading.

ACCOMMODATION

Ground Floor	439 Sq Ft	40.79 Sq M
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RATEABLE VALUE

The current rateable value is £3,600.

The current Uniform Business Rate for the financial year 2026/27 is 48.1p per pound of Rateable Value excluding water and sewerage charges.



VAT

The rental is quoted exclusive of VAT.

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

ENERGY PERFORMANCE CERTIFICATE

Certificate available upon request.

QUOTING RENT

£8,400 Per Annum

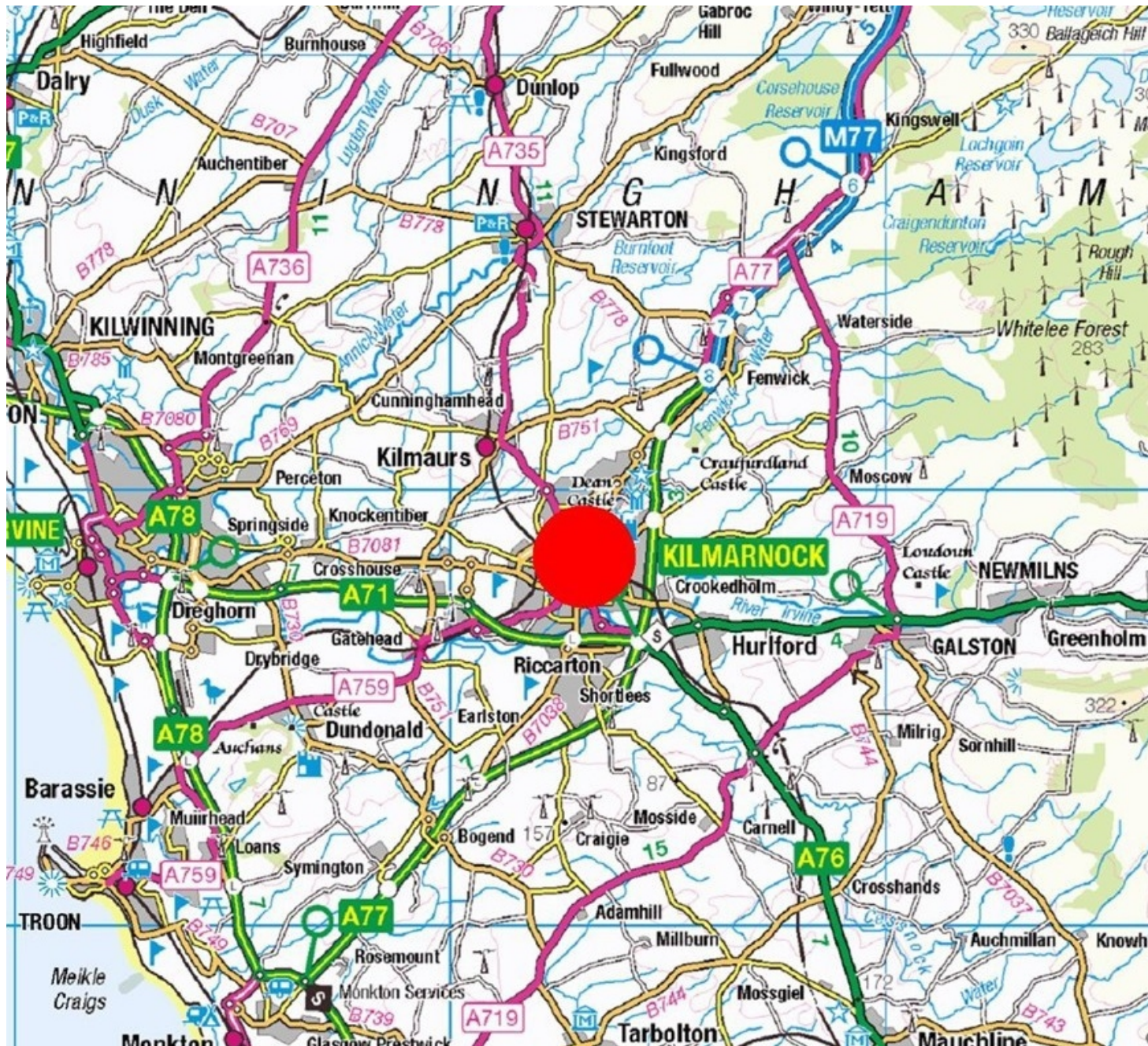
TENURE

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.





To arrange a viewing please contact:



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1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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