



Well Fitted Freehold Hot Food Takeaway Ref. 2613
46 Morven Avenue, Kilmarnock, Ayrshire, KA3 2AD

This is an excellent opportunity to acquire a well equipped freehold hot food takeaway with full class 3 hot food consent in the popular Knockinlaw area of Kilmarnock.

Fully equipped 72m2 (760sqft) unit with good sized counter area, large kitchen, separate large store room and toilet.

Just off the busy Western Road with free parking in great area for a collection or delivery service.

Ideal owner managed business with scope for further growth.

Business, freehold property, equipment, fixtures and fittings for sale at offers over £110,000.

VIEWINGS

Strictly by appointment through The Business Sales Agency.

No approach may be made directly to the property nor should enquiries be made of any staff at the premises.

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Type of business:

This a superb opportunity to acquire this well equipped freehold hot food takeaway with full class 3 hot food consent in the popular Knockinlaw area of Kilmarnock.

In excellent decorative order with sheeted walls to the kitchen and serving area this unit is fully equipped with a double pizza oven, two kebab machine, gas barbecue, 6 burner range cooker, two double fryers, tandoor oven and Chinese wok range and is therefore suitable for a wide range of cuisines.

Currently trading just in the evenings 4pm - 12 midnight 6 days (closed Monday) the unit is in an ideal area for a collection and/or delivery service or as a base for an outside catering operation.

Tenure:

Freehold property included in the sale price.

Ratable value £4,050. The premises qualify for 100% small business rates relief so no rates are payable.

Premises:

The premises are situated on Morven Avenue in a parade of shops. This is just off Western Road, one of the main roads into Kilmarnock from Glasgow and the north. It is an easily accessible location within a large residential area.

Bright front waiting and serving area recently refurbished, full commercial kitchen, large store room and staff toilet.

The property is a spacious single storey unit of 72m² (760sqft).

The shop has ample unrestricted on street parking.

Agents Notes: These particulars are for the general guidance of interested purchasers and lessees and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.

