

ATTACHED TO PUB | With Flat Above  
FULLY KITTED RESTAURANT OPPORTUNITY



## FULLY KITTED RESTAURANT IN KILWINNING TOWN CENTRE

The Lemon Tree, 91-93 Main Street, Kilwinning, Ayrshire, KA13 6AW

- + £300 Per Week (£15,600pa)
- + Total area approximately 234 sq.m (2,519 sq.ft)
- + Restaurant with its own bar & flat above
- + Opportunity to own independent restaurant in busy pub
- + Includes fully kitted kitchen and four room accommodation
- + Prominent position with high footfall.
- + Nearby Retailers include Tesco Express, Greggs, William Hill and Ladbrokes
- + Town's main bus routes nearby



Thrower Stone Group

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### Location

Main Street is the commercial thoroughfare within Kilwinning and a pedestrianised location with the business occupying a prime position close to Tesco Express, Greggs, William Hill, Ladbrokes and RBS, amongst others. Kilwinning is a growing town of around 16,000 residents within North Ayrshire region, approximately 25 miles south west of Glasgow and 4 miles north of Irvine. Kilwinning railway station offers regular services to Ayr, Edinburgh, Glasgow and Stranraer, whilst the main Ayrshire bus routes run through the town not far from the property.

### Description

'The Lemon Tree' is an established busy town centre pub and restaurant contained within a four storey terraced property of traditional construction. The ground floor of the building contains a well presented, traditionally styled pub with bar which is currently rented. The landlord is looking to let the restaurant independently of the pub which is on the first, second and third floor. Customers have the option to access the pub and restaurant from within the building. This may mean having a meal upstairs and then going for a drink/entertainment downstairs, thereby creating a greater business opportunity as each one will attract customers for the other. However each unit also has the option to be independently closed and locked off.

A central stairwell provides access to the upper floors with the first floor offering a function suite which seats approximately 75-80 people it contains its own bar which is fitted with a till and has a license to sell alcohol. There is a larder room which can be converted to its own cellar thereby creating a fully independent bar to the restaurant. There are also various male/female toilets and washing facilities. The rooms are all in good condition but some parts may need modernizing or minor repairs.

The second floor consists of a large fully kitted catering kitchen, with commercial ovens, extractor fans, fridges, freezers, deep fryers and more. The equipment is not warranted and would be taken as seen. This equipment hasn't been used for close to two years and would therefore require cleaning with some requiring a possible service. The tenant would be responsible to clean and maintain service. There is also a separate laundry room which contains various catering sinks and spaces for cleaning facilities. It also contains a storage cupboard as well as staff toilets.

The attic floor contains a four room flat which is currently used as storage. The rooms within the flat contain fitted furniture in good condition.

All applicants will be considered subject to vetting.



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### Accommodation

The accommodation comprises the following approximate Net Internal Areas:

|               |           |               |
|---------------|-----------|---------------|
| First Floor : | 110 sq.m  | (1,184 sq.ft) |
| Second Floor: | 69 sq.m   | (743 sq.ft)   |
| Attic Floor   | 55 sq.m   | (592 sq.ft)   |
| Total         | 234 sq.ft | (2,519 sq.ft) |

### Lease Terms

The unit is available via a new full repairing and insuring lease for a term of years to be agreed and free from tie from any brewery, subject to regular rent reviews at a commencing rent of £15,600.00 per annum exclusive.

### Business Rates

The current rating assessment is as follows: Shop & Premises £9,000.00

The business may be eligible for small business rate relief which in some circumstances can equate to 100% rate relief.

For further information please contact North Ayrshire Council

### Legal Costs

The Tenant is to reimburse the Landlord for all reasonable legal costs with regards to completing the Lease.

### VAT

All figures quoted are exclusive of VAT where chargeable.

### Viewing

By appointment through sole agents, Thrower Stone Group.

### Subject to Contract



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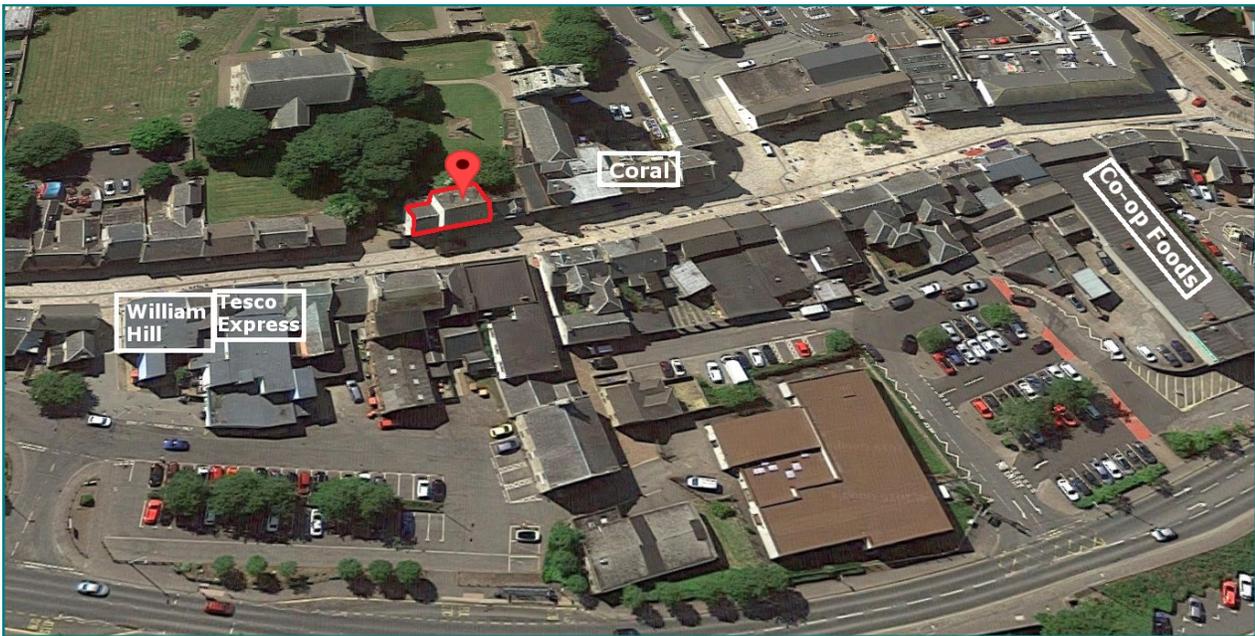
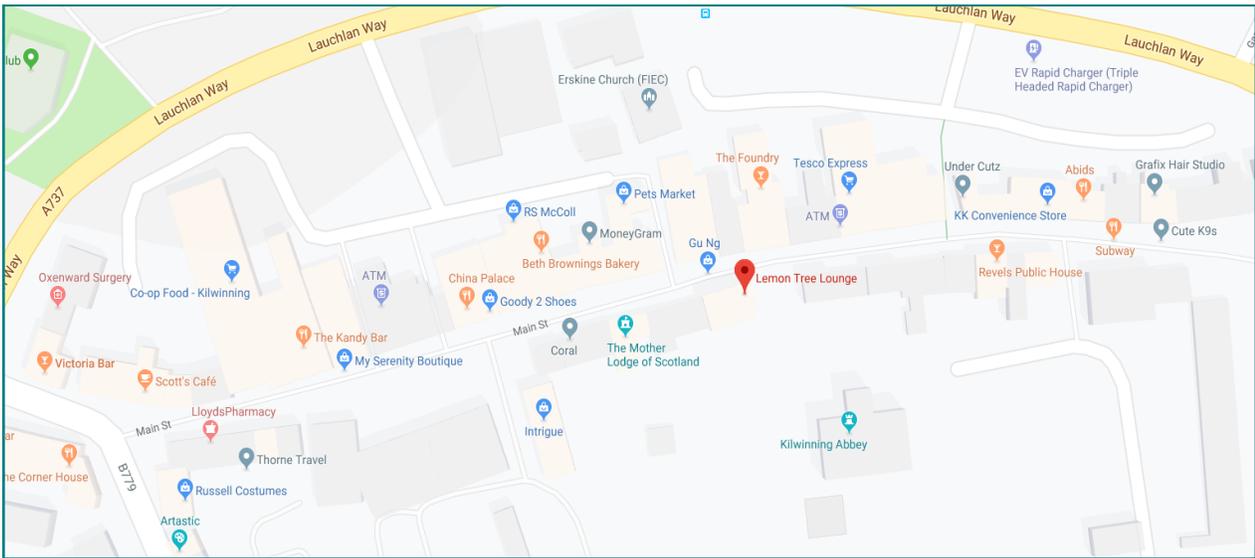


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