

# BUSINESS FOR SALE

## Oceans 11 Bar Diner

**\*\*NEW PRICE\*\***

Offers Over £295,000

Retirement sale of long established business

May Lease

Consistently profitable

Scope to develop business further

Partial rates remission available to qualifying occupiers

203.9 sq. m, (2,195 sq. ft.)



VIDEO TOUR



WHAT 3 WORDS

**19 FOWLDS STREET, KILMARNOCK KA1 3DG**

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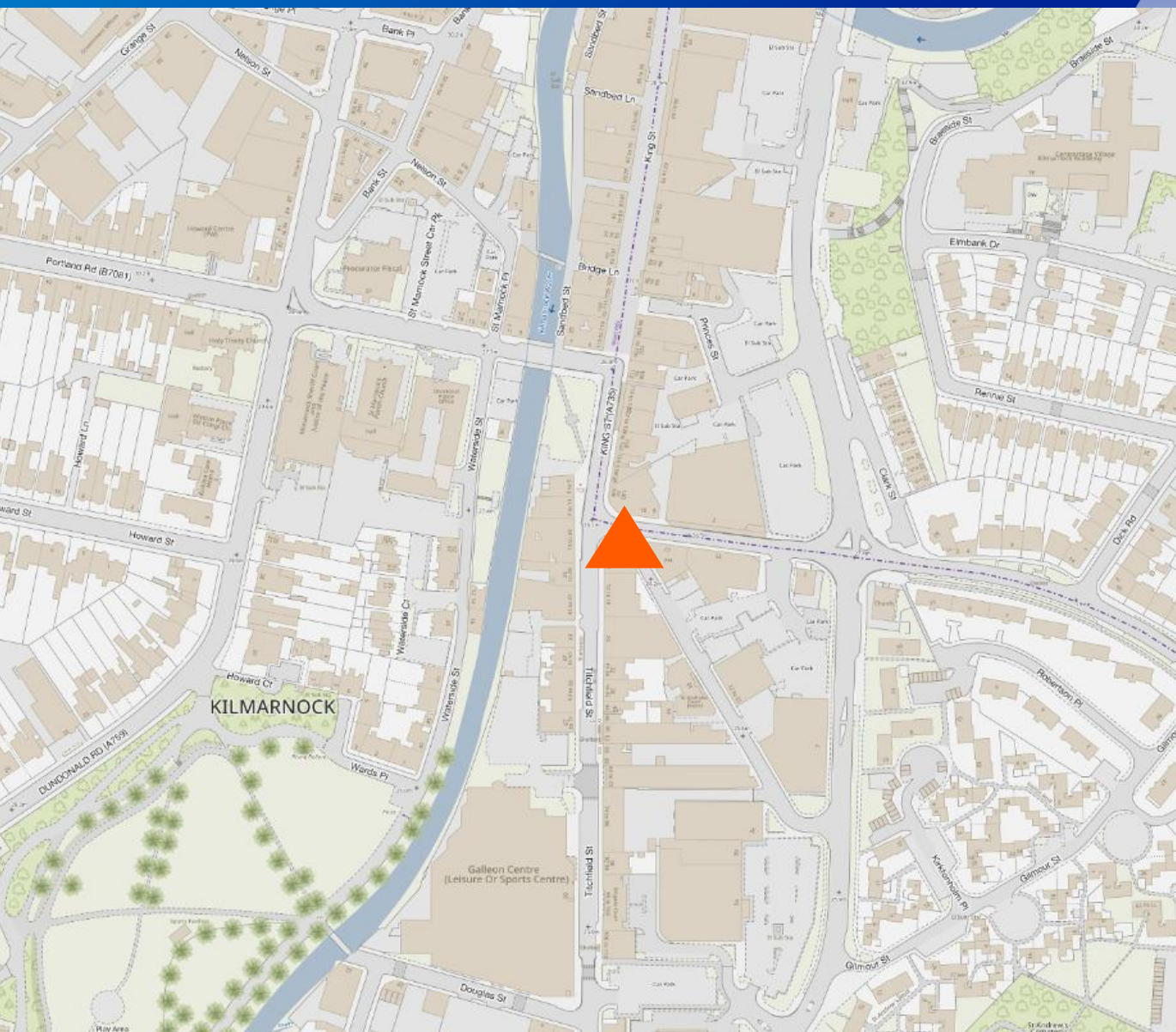






# Location

19 FOWLDS STREET, KILMARNOCK



**The subjects occupy a prominent corner location on the junction of Fowlds Street and Titchfield Street in the heart of Kilmarnock town centre in an area of mixed commercial use.**

Kilmarnock is the principal settlement in the East Ayrshire Council area with a resident population of around 46,500.

The town's prime pedestrianised shopping area on King Street is a short distance to the north with the property positioned at a busy road junction.



FIND ON GOOGLE MAPS





# Description

19 FOWLDS STREET, KILMARNOCK KA1 3DG



**The subjects comprise bar/restaurant premises occupying the upper floor of a prominent two storey end terrace building.**

The customer entrance is on Fowlds Street with extensive signage to both the Fowlds Street and Titchfield Street elevations.

Internally the premises are well appointed in a classic style and including a wide range of memorabilia. Seating is provided for around 50 diners including 32 in a raised dining area, there are also additional poseur tables and numerous bar stools around the 3 sided bar.

The property includes a large well appointed commercial kitchen together with modern customer toilets.

The overall accommodation is briefly summarised as follows:

- > Bar Restaurant Area
- > Kitchen
- > Cellarage
- > Customer W.C. Facilities
- > Staff Office

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
	203.9	2,195

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## The Business

Oceans 11 is a long established and popular town centre bar/diner.

Our clients have owned the business for over 32 years and have reluctantly decided to sell as they now wish to retire.

The business trades from 11am until 12 midnight Monday – Wednesday, 11am until 1am Thursday to Saturday and 12 noon until 12 midnight on Sundays.

Food plays a large part in the turnover with an extensive and varied menu available, accounts will be made available to genuinely interested parties after viewing.

The current owners operate the business essentially under management with around 10 staff employed on a day-to-day basis, full details of the staff complement is available upon request.

## Price

Offers Over **£295,000** are invited.

The above price excludes stock which will be valued separately at the date of sale.

## Lease

Our clients may consider leasing the property on the basis of a new Full Repairing and Insuring lease.

Details on the rent and premium available upon request, a lease/purchase option may be considered.

## Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £13,800

Partial rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

## Energy Performance Certificate

A copy of the EPC is available upon request.

## VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incidence of Value Added Tax in respect of this transaction.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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