

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



## BUSINESS FOR SALE

**Popular and Well Known Hot and Cold Food Takeaway**

Scope to further develop business

Easily managed unit

Lease rent £7,200 per annum

No rates payable subject to status

Offers over £32,000



VIRTUAL TOUR



WHAT 3 WORDS

**THE PICNIC BASKET, 28 MAIN STREET, PRESTWICK, KA9 1NX**

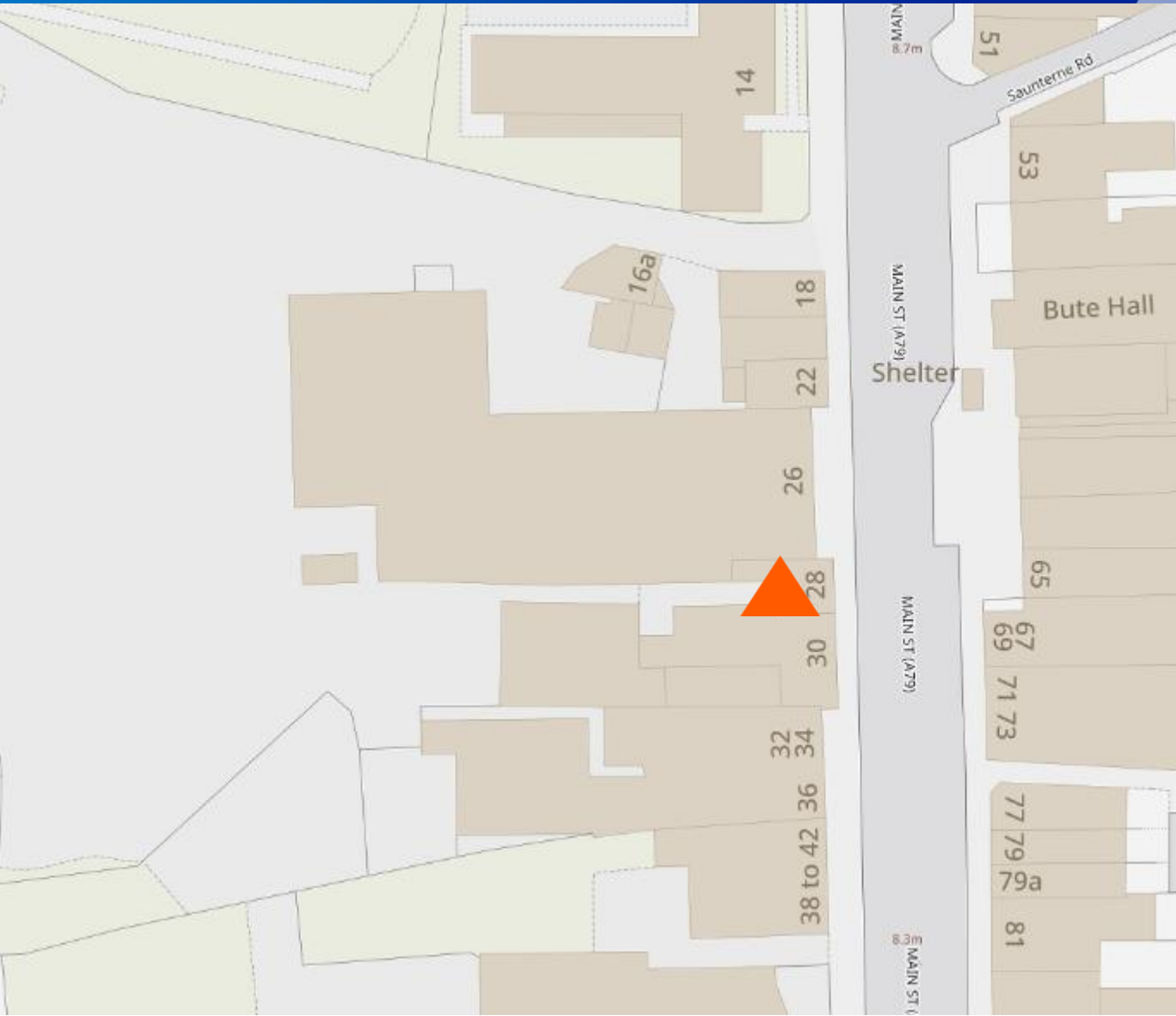
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# Location

THE PICNIC BASKET, 28 MAIN STREET,  
PRESTWICK



**Prestwick is one of the largest towns in the South Ayrshire Council area with a resident population of around 15,000.**

The property occupies a prominent location in the heart of the town's main commercial area with a number of well known shops, bars and restaurants within easy walking distance.

There are very few vacant units in the wider area with nearby occupiers including Lido, B & M and Costa Coffee.



FIND ON GOOGLE MAPS



# Description

THE PICNIC BASKET, 28 MAIN STREET,  
PRESTWICK

The subjects comprise a single storey terraced kiosk style retail unit trading as a hot and cold food takeaway.

The property has a distinctive retail frontage which includes a doorway and serving hatch with internal accommodation comprising the following:

- Customer Waiting Area
- Kitchen/Prep Area
- Store Room
- Staff W.C.

The unit is fully fitted and trading with all equipment included within the subjects of sale.

## The Business

Picnic Basket is a long established hot and cold food takeaway in the heart of Prestwick Main Street and with a loyal and regular clientele.

The business is a small easily run concern with the owner looking to sell to focus on other business interests. It currently operates under a limited staff complement and trades only five days per week being closed at the weekends.

The trading hours Monday-Friday are 9:30am until 3:30pm.

There is undoubted scope to increase turnover and profitability through extended opening periods and development of the online/social media presence.

Accounts will be made available to genuinely interested parties after viewing.

	m <sup>2</sup>	ft <sup>2</sup>
	19.8	213

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







# Floorplan

THE PICNIC BASKET, 28 MAIN STREET,  
PRESTWICK





## Rateable Value

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

RV £5,400

100% rates remission will be available to qualifying occupiers under the Small Business Bonus Scheme.

## Lease

The property is held on a leasehold basis with the current passing rent £7,200 per annum and the lease expiring in October 2030.

The landlord has indicated they would be willing to extend the lease term.

A copy of the lease is available upon request.

## Price

Offers over **£32,000** are invited for our client's leasehold interest.

Stock will be valued separately at the date of sale.

## 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 incident 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..



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## 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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