FOR SALE / TO LET
Retail

GRAHAM SIBBALD

3-5 Princes Street, Kilmarnock, KA1 3DD

- Established fully-fitted cafe premises
- Potential for expansion/redevelopment of adjacent unit
- Potential for 100% rates relief
- 152.59 sq m (1,643 sq ft)

The property comprises fully fitted café premises and a retail / store building with potential for further redevelopment, both contained within a semi-detached ground floor single storey building of cavity brickwork construction, roughcast rendered externally beneath a flat roof. A dedicated retail frontage / main door entrance provides access to the café, with independent access to both the additional retail and store premises.

Internally, the café has solid concrete floors, walls painted plasterboard finish and a full suspended grid style ceiling with recessed lighting.

The café premises are open plan in nature and are currently fully fitted with a full commercial kitchen, Ladies / Gents / Accessible WC and has 46 covers. The fully fitted kitchen and moveable items are included within the premises being marketed.

Adjacent to the café forms additional retail and storage accommodation suitable for redevelopment, which provides potential to extend the current premises or alternatively to create additional independent retail accommodation for separate occupation.

LOCATION

Kilmarnock is situated within East Ayrshire and has a resident population of approximately 48,000 persons.

Princes Street is located off Queen Street / King Street within the Kilmarnock area, the principal retail area within Kilmarnock town centre and has main road frontage onto one of the principal and forms part of a one-way vehicular ring road around the retail centre.

The property is prominently situated on Princes Street with high volume vehicular passing traffic and plentiful parking available nearby. Kilmarnock railway and bus stations are a short walk away.

SIZE

Floor	Sq Ft	Sq M
3 Princes Street	780	72.46
5 Princes Street	427	39.67
Rear Store	436	40.5
Total	**1,643**	**152.63**

PRICE

£150,000 Offers Over

RENT

£14,400 Per Annum

TENURE

Freehold / Leasehold

RATES

The current rateable value is £7,500. The current Uniform Business Rate for the financial year 2026/27 is 48.1p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Retail

VAT

The purchase price quoted is exclusive of VAT. VAT is not currently payable upon the purchase price or any other charges.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction. For the avoidance of doubt, the purchaser will be responsible for Land and Building Tax (LBTT), registration dues and any VAT payable thereon.

EPC

EPC rating 'E'. Certificate available upon request.

To arrange a viewing contact:

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IMPORTANT NOTICE

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