

FOR SALE BY ONLINE AUCTION

Auction Date: 22nd October 2026

Retirement sale of long established business

Consistently profitable

Scope to develop business further

Prominent busy town centre location

Partial rates remission available to qualifying occupiers

Guide Price : £150,000

VIDEO TOUR

WHAT 3 WORDS

OCEANS 11, 19 FOWLDS STREET, KILMARNOCK, KA1 3DG

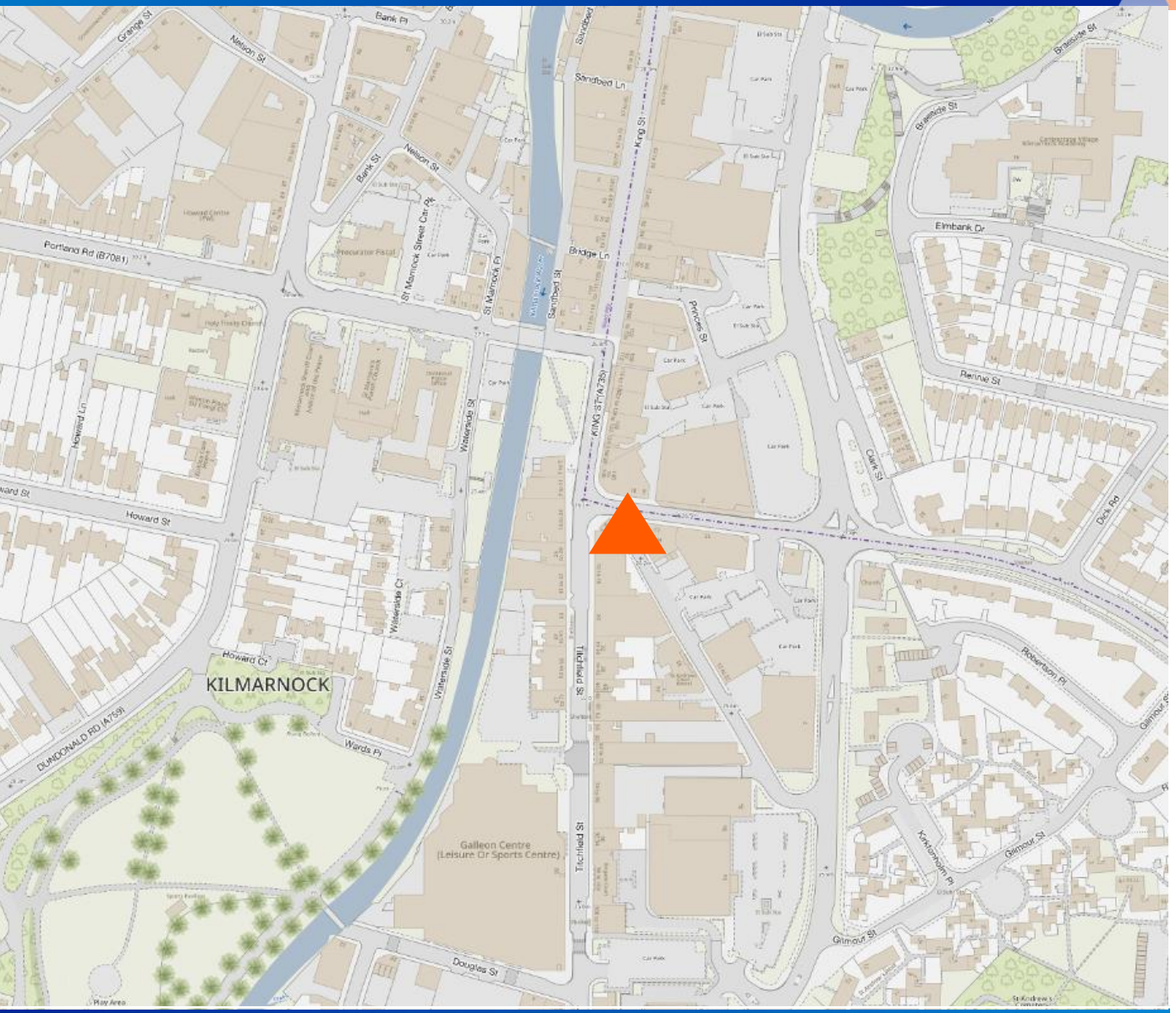
CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk | 07720 466050 | **shepherd.co.uk**

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PROPERTY AUCTIONS

Location

OCEANS 11, 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







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.

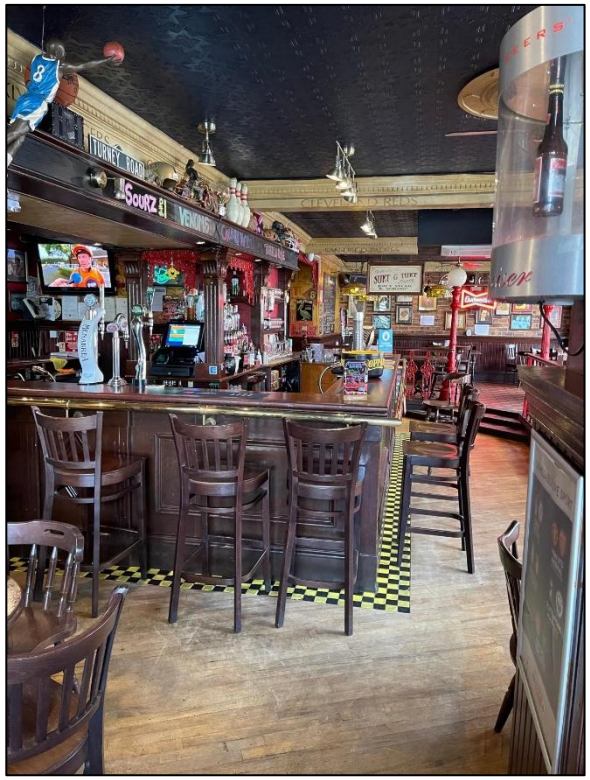
The overall accommodation is briefly summarised as follows:

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

	m^2	ft^2
	203.9	2,195

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).

The Business





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

Our clients have owned the business for over 33 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.

The current owners operate the business essentially under management, full details of the staff complement and accounts information is included within the legal pack.

All equipment is owned outright with the exception of the pool table, fruit machine and one of the juke boxes.

Premises Licence

The business holds a premises licence which will be available for transfer to the successful purchaser, see legal pack for further information.

Stock

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

The Detail

OCEANS 11, 19 FOWLDS STREET, KILMARNOCK

Auction Date

The auction will be held on Thursday 22nd October 2026 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

https://www.shepherd.co.uk/auctions-remote-bidding/

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of **£150,000**

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 1.75% plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Rateable Value

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

RV £21,500

Energy Performance Certificate

A copy of the EPC is available upon request.

Get in Touch

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

Kevin N Bell BSc MRICS
kevin.bell@shepherd.co.uk

Arlene Wallace
a.wallace@shepherd.co.uk

Shepherd Chartered Surveyors
22 Miller Road, Ayr, KA7 2AY
t: 01292 267987 Option 2

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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE September 2026

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