

lot 30

## 50-54 Bank Street Kilmarnock, Ayrshire KA1 1ER

Rent  
**£68,000**  
per annum  
exclusive

### Heritable Leisure Investment

- Town centre public house and restaurant let to Stonegate Pub Company Limited until 2031
- Comprehensive refurbishment of accommodation completed in late 2014
- Pedestrian links to King Street, the main retailing thoroughfare in Kilmarnock
- Approximately 695.91 sq m (7,491 sq ft)
- On-site car parking



### Location

Miles: 24 miles south-west of Glasgow  
70 miles west of Edinburgh  
Roads: A71, A76, A77, M77  
Rail: Kilmarnock Railway Station (ScotRail)  
Air: Glasgow Prestwick Airport (8 miles south),  
Glasgow International Airport (18 miles)

### Situation

Kilmarnock is the administrative and commercial centre for East Ayrshire. The town has a population of approximately 44,000 people and a catchment population of approximately 120,000 within a six mile radius. The property is situated in a prominent location on the eastern side of Bank Street, in the heart of Kilmarnock town centre with a number of pedestrian links to King Street, the main retailing street in the town.

### Description

The property consists of two fully inter-connected traditional two storey buildings fronting onto Bank Street providing a recently refurbished public house and restaurant on the ground floor with a

modern extension to the rear. The first floor has been almost entirely removed to create a double height ceiling at the entrance to the property.

The service and loading area to the rear is accessed via Nelson Street and this area also provides a rear seating area as well as five car parking spaces.

### Tenure

Heritable (Scottish equivalent of English Freehold).

### VAT

VAT is applicable to this lot.

### Viewings

Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mhairi Jarvis (Telephone: +44(0)131 554 1705) or Gwen Thomas (Telephone: +44 (0)20 7034 4857).

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Public House	695.91 sq m (7,491 sq ft)	<b>STONEGATE PUB COMPANY LIMITED (t/a The First Edition)</b>	25 years from 21/12/2006 until 20/12/2031 on a full repairing and insuring lease	£68,000	21/12/2016 and 5 yearly
<b>Total</b>		<b>695.91 sq m (7,491 sq ft)</b>			<b>£68,000</b>	

(i) Stonegate Pub Company was established in 2010 and is now the largest privately held managed pub operator in the UK, with over 600 pubs and bars across the UK including brands such as Yates's, Slug and Lettuce, Scream and Missoula Bars. (Source: www.stonegatepubs.com 19/01/2015)

### For further details please contact:

**Mhairi Jarvis**  
Tel: +44 (0)131 554 1705.  
Email: mhairi.jarvis@acuitus.co.uk  
**Gwen Thomas**  
Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acuitus.co.uk  
**www.acuitus.co.uk**

### Seller's Solicitors:

**Anderson Bain**  
10 Thistle Street, Aberdeen AB10 1XZ.  
Tel: +44 (0)1224 626244.  
Email: pda@andersonbain.co.uk  
Ref: Peter Anderson.



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