

TO LET
RESTAURANT / CAFE

36 AFTON BRIDGEND
NEW CUMNOCK
KA18 4AU

Location

New Cumnock is a small town in East Ayrshire sitting adjacent to the A76 lying approximately 21 miles east of Ayr.

Accommodation

The property comprises a single storey mid terrace retail unit with accommodation over the ground floor only.

Areas & Dimensions

Following our measured inspection, the property extends to the following areas and dimensions;

Ground Floor: 693 ft² (64.43 m²)

Lease Terms

Our clients are seeking a rent of £5,500 per annum exclusive for a lease on full repairing and insuring terms for a period to be agreed.

Rates

The property is entered in the Valuation Roll as follows:

Rateable Value ('25/'26): £2,100

A qualifying occupier may benefit from 100% rates relief under the Small Business Bonus Scheme.

Planning

The subjects have restaurant / café consent, further details on request.



Energy Performance Certificate

The subjects have a rating of 'G'. A copy of the Certificate can be provided upon request.

VAT

All terms are quoted net of VAT where applicable.

Legal Costs

Each party to be responsible for their own legal costs, with the ingoing tenant being responsible for LBTT.

Date of Entry

Upon completion of legal formalities.

Money Laundering Regulations

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

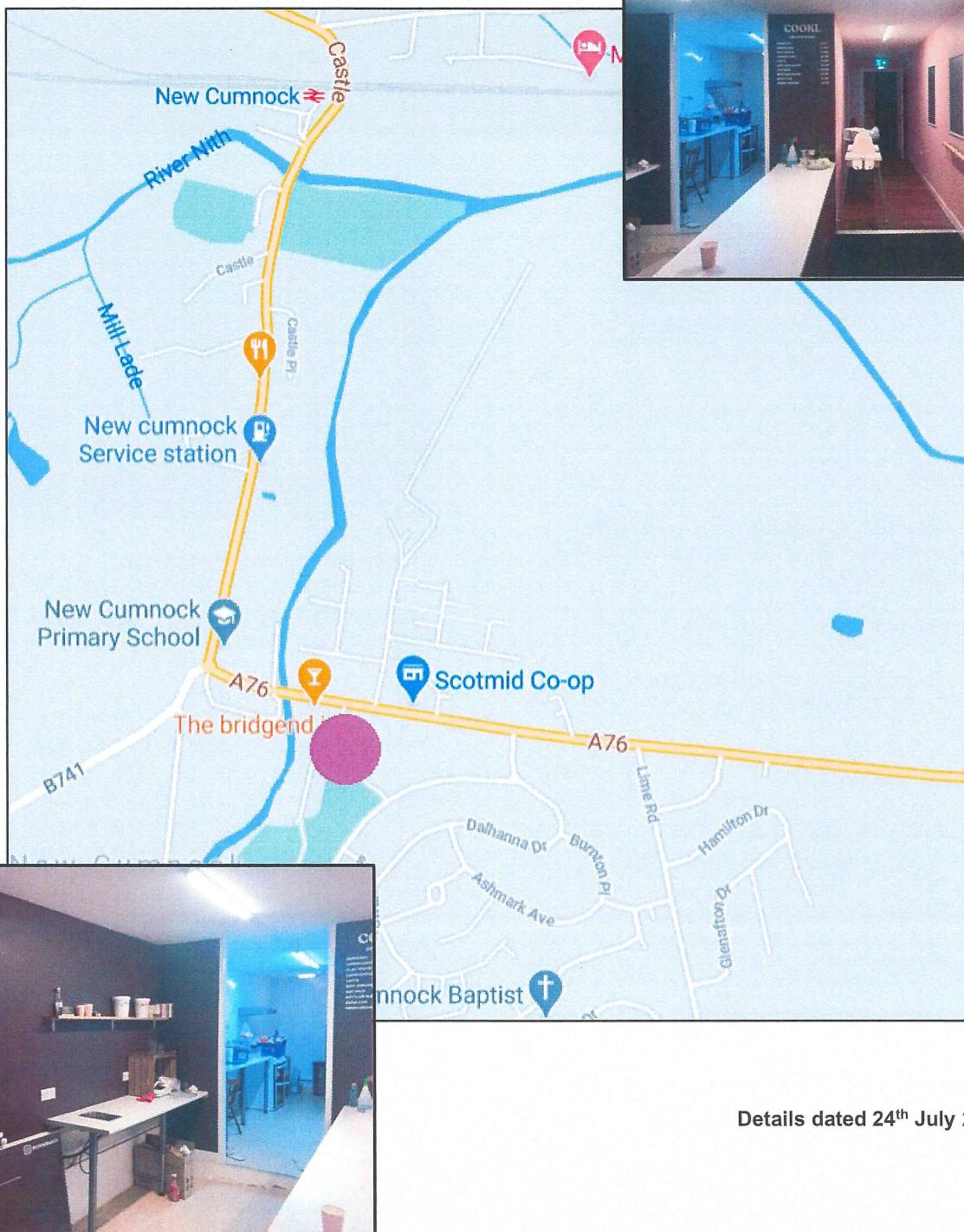
Viewing/Further Information

Strictly through the sole agents:

Contact: Gavin Anderson

Tel: 0141 221 6161 Email: gavin@wbf.co.uk

LOCATION PLAN



Details dated 24th July 2025

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees 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 and are advised to do so.
- iii) no person in the employment of Whitelaw Baikie Figes has any authority to give any representation or warranty whatsoever in relation to this property.
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.