



IONA
PUB PARTNERSHIP

BUSINESS OPPORTUNITY

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Great people run great pubs

SANTINO (FKA URBANIST) 14 London Road, Kilmarnock, KA3 7AF



PUB OVERVIEW

Santino is a main rd site situated on the outskirts of Kilmarnock town centre in a mainly residential area. This unit was recently refurbished to a high standard and comprises a main trading area, private dining room, function room with separate bar, large beer garden and sizeable car park.

BUSINESS INFORMATION

Total entry costs:

£22900

Annual rent:

£65079

Agreement:

5 Year Tenancy Agreement

Drinks tie:

-



The Santino is a fantastic opportunity for an experienced food operator with good knowledge of the local area and has all the amenities required to build a very successful long-term business.

David McDougall, Business Development Manager

TRADESPACE & FACILITIES

Beer Garden: Kid friendly:

Kitchen: Smoking area:

Function room: Kids play area:

Lounge: Snacks Avail... :

For more information or to arrange a viewing please contact David McDougall on or davidmcdougall@IonaPartnerships.co.uk



CURRENT PREMISES LICENCE OPENING HOURS

Sunday to Wednesday: 11am - Midnight
Thursday, Friday & Saturday: 11am - 1am

TRADE SPACE & FACILITIES

The site comprises 3 levels with main bar area, lounge and disabled toilet situated on the ground floor along with access to both the front beer garden and rear garden. The main toilets, cellar, office, catering kitchen and kitchen storage are located on the basement floor. On the Upper Level there is a private dining & function room with its own bar servery together with additional toilet and office space. To the rear of the property there is a large beer garden and kids play area along with a sizeable car park, while an additional beer garden is also available to the front.

FINANCIAL INFORMATION

RENT INFORMATION

Annual rent	£65079 per annum		
Weekly rent	£1248.09 per week fixed		
Rateable Value	£48500	Legal	£700
Deposit	£10000	Stocktaking fees	£200
Fixtures & fittings	-	Working capital	£4000
Other costs	£8000	Total entry costs	£22900
Additional notes	rent is £65079.00 for a free of tie lease.		

ESTIMATED TURNOVER

£15000 per week

TRADING VOLUMES

YEAR	BEER (brls)	WINE (ltrs)	SPIRITS (ltrs)	MINERALS (ltrs)	FOOD (45/55 split)
Volume notes	The site is Free of Tie on all products				

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FLOOR PLANS

There is no floor plan available

LOCATION

Santino is located on the outskirts of Kilmarnock town centre and occupies a prominent corner site on the busy London Road, which is one of the main routes serving the town centre. The site is well positioned for local bus routes and is surrounded by mainly privately owned houses.

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