



CAMERON'S

The Butchers

8 Kilmarnock Road, Crosshouse, Kilmarnock, KA2 0HD

**McEwan Fraser Legal**
Solicitors & Estate Agents

MCEWAN FRASER LEGAL IS DELIGHTED TO PRESENT TO THE MARKET, THE SALE OF THE WELL-KNOWN FAMILY BUTCHERS, CAMERON'S.



Cameron's Family Butchers have been providing Ayrshire's residents with fresh quality butcher meat for over 23 years and it is now time for the current owner to retire.

The leasehold of this highly popular butcher shop with all of its equipment, fixtures, and fittings is available to purchase. Located in a highly-visible part of Crosshouse, Kilmarnock. This is a superb opportunity for an experienced operator to walk into a captive and engaged customer base.

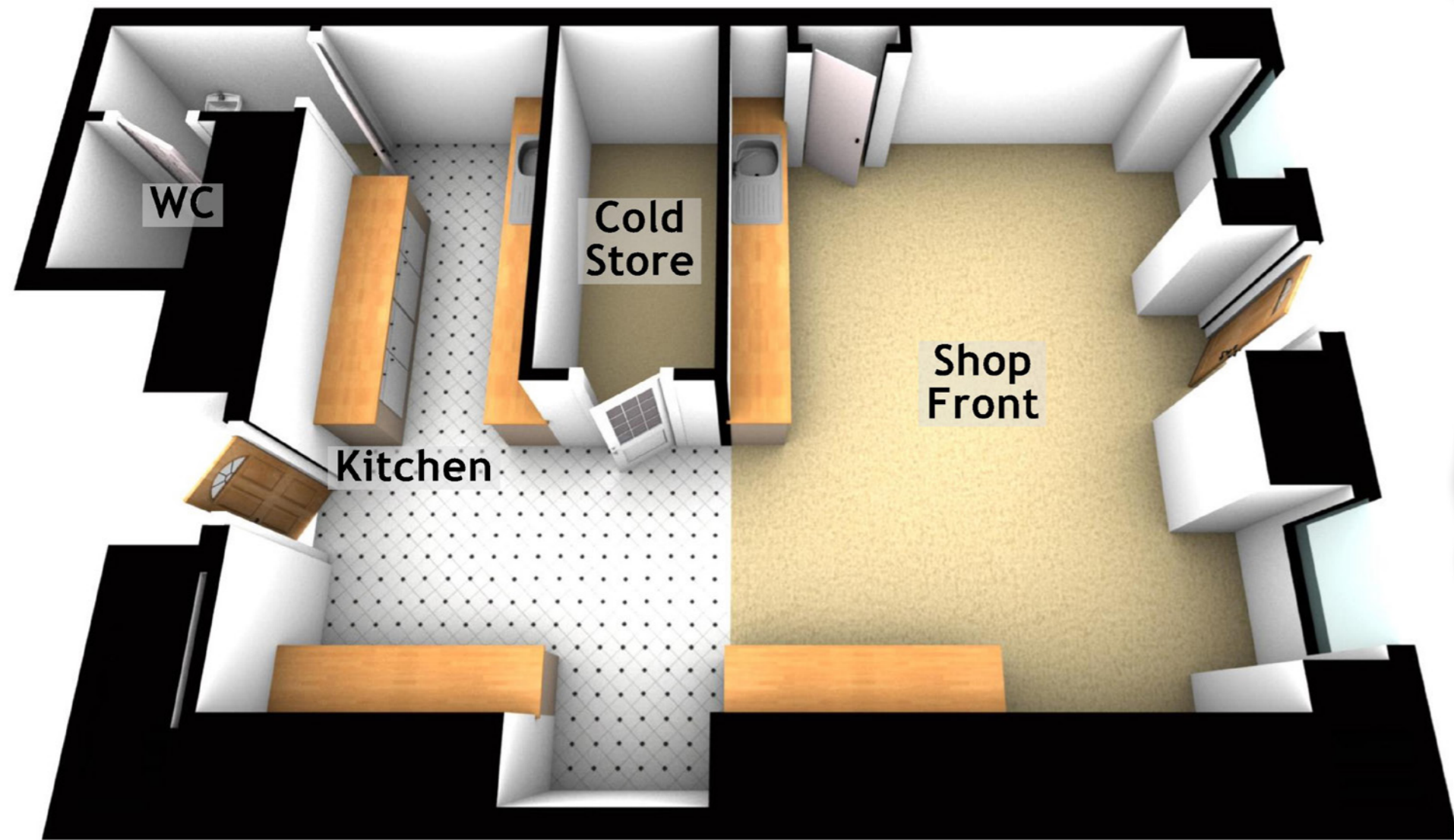
8 Kilmarnock Road is a mid-terraced, single-storey shop premise, split internally to form a front sales area, working area/kitchen and a toilet. The subjects offer a single frontage with access via a glazed doorway leading to a welcoming and modern display, which leads to the service counters. To the rear of the premises is a kitchen preparation and cleaning area.

The current lease is on a month-to-month basis and the landlord has confirmed he is happy to offer a new long-term lease for the new proprietor.









FLOOR PLAN



DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Shop Front	5.80m (19') x 4.00m (13'1")
Kitchen	5.80m (19') x 2.00m (6'7")
Cold Store	3.26m (10'9") x 1.40m (4'7")
WC	2.40m (7'11") x 1.75m (5'9")

Gross internal floor area (m²): TBCm² | EPC Rating: TBC

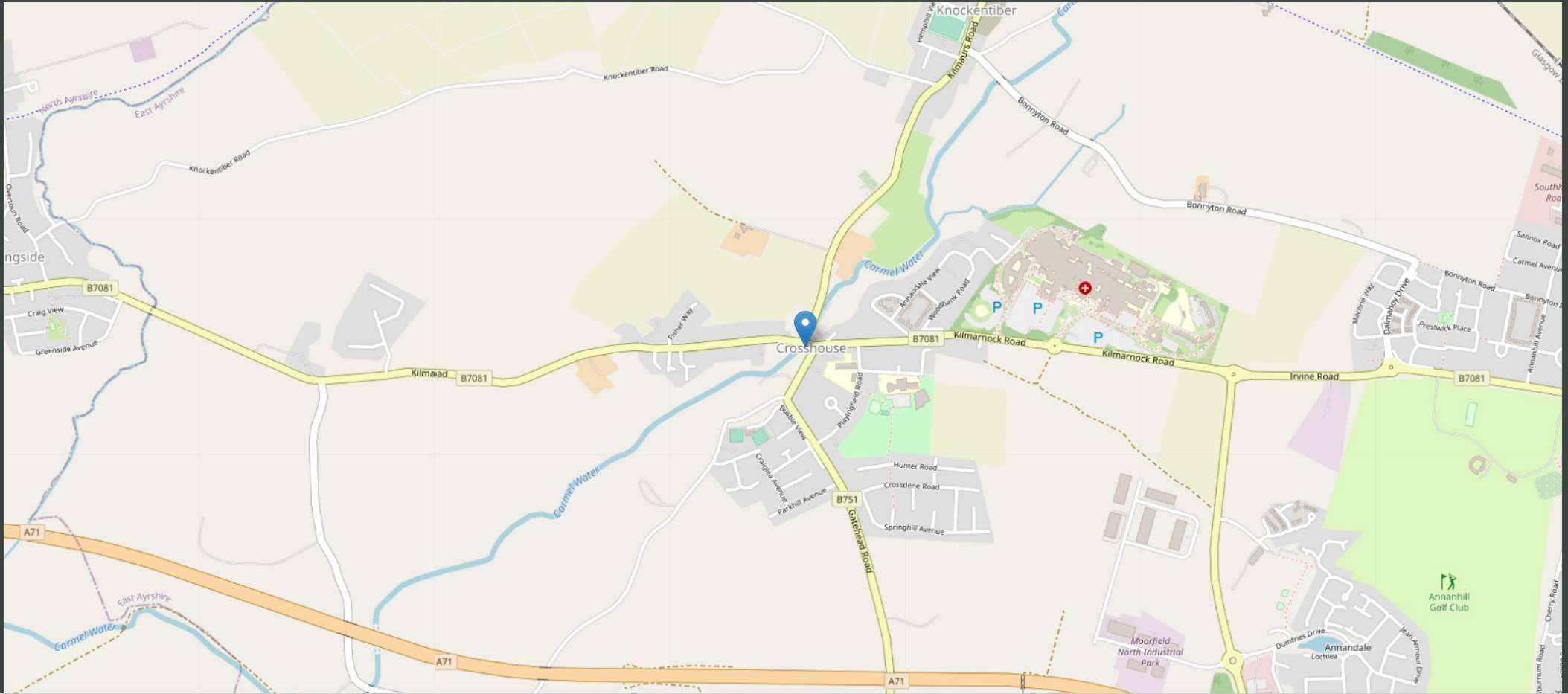
Extras (Included in the sale): All fixtures and fittings.

CAMERON'S BUTCHERS IS POSITIONED IN THE HEART OF CROSSHOUSE. THE SHOP IS IDEALLY LOCATED FOR COMMUTING TO ALL Ayrshire TOWNS WITH THE M77 PROVIDING EXCELLENT ROAD ACCESS TO GLASGOW.



A comprehensive rail network, excellent ferry links and air travel via Glasgow and Prestwick International Airports provide further travel options. An excellent selection of sporting and recreational facilities are readily available. The area boasts numerous championship golf courses including the world-famous Open championship courses at Turnberry and Royal Troon. Sailing & water sports are available at Troon and Prestwick. The local towns offer a comprehensive range of amenities, fine restaurants and retail shopping.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
DIANE KERR
 Surveyor



Layout graphics and design
ALLY CLARK
 Designer



@mfl_commercial



@mcewanfraserlegalcommercial



@mcewanfraserlegal_commercial