



CHILDRENS PLAYHOUSE

12 KILNHOLM PLACE / CUMNOCK

EAST AYRSHIRE / KA18 1PA



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PROPERTY AGENTS
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ahead of hair
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BAIRD INSTITUTE
MUSEUM & GALLERY

LOCAL AREA VIEWS





Cumnock sits at the confluence of the Glaisnock Water and the Lugar Water and is blessed with a rich cultural and industrial history. Robert Burns took inspiration for many of his works here and William Wallace took the seat of Patrick Dunbar in the area in 1296.

With a countryside outlook yet only a five-minute walk to the town centre, this unique development of modern family homes defines affordable luxury and offers convenience to Ayr and Kilmarnock via good road links and rail at the nearby Auchinleck train station. Education in the town has been given a huge boost with news of a £62 million new super school, which will take pupils from nursery school right through to further education. The Dumfries House Estate projects, which were started by The Prince of Wales, have also been a boost to local education, training and employment in the community.

For those interested in sporting, leisure and recreational facilities, the location of 'The Children's Playhouse' could not be better. The town has a rugby club, junior football club, athletics park and is close to many of Scotland's leading golf courses. The surrounding area also boasts many beautiful glens and riverside walkways. Ideally located on the edge of the town.

Whilst trying to make
the world a better place to
live in, there are hearts that
he can cheer and
gladden and make
strong by his presence.'





McEwan Fraser Legal are delighted to bring to the market this popular children's day nursery, soft play area and cafe, which was established by the current owner in 2003. The business generates a turnover in the region of £160,000 per annum with a gross profit of 50%. The business benefits from much repeat custom especially before and after school and at lunchtimes. Our clients have spent in the region of £40,000 creating the soft play area. This is an ideal opportunity to acquire a multi-faceted business in such an ideal location.

Financial Details T/O: £160,000 approx // GP: 50%

Opening Hours

Mon - Fri: 7.30am - 6.00pm & Sat - Sun: 10.00am - 6.00pm

Accommodation Details

Stone built 2-storey premises benefiting from gas central heating and double glazing throughout, security alarm system and security doors. Briefly comprising of ground floor : Café with tables and chairs for 64 covers, sales counter with cash register, display chiller. Ladies, gents and disabled WCs and baby changing facilities. Soft play area with a variety of equipment. Kitchen with double fryer, hot plate, 8-burner hob, 3 x microwave ovens, refrigerator, chest freezer, double sink and extraction system.

First Floor : Dining area with tables and chairs for 27 children. Sleep room with pillows and bedding.

Playroom with toys, books and paints. Children's WCs and changing area. Adults' WCs

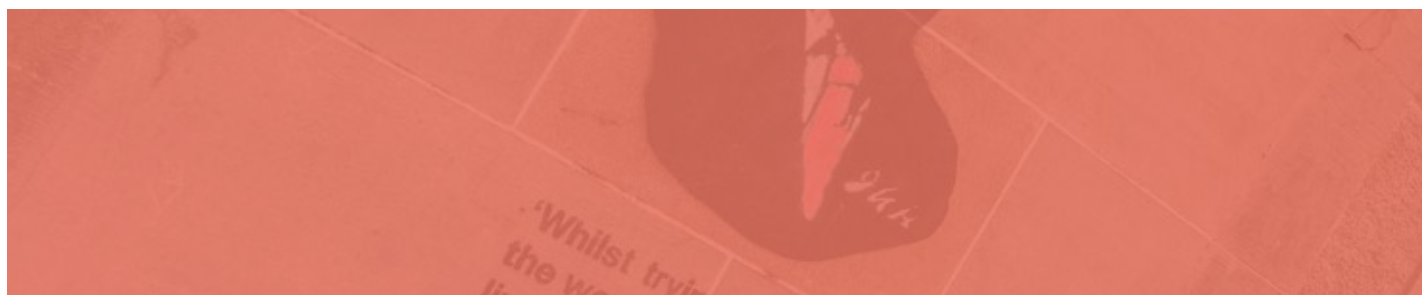
External : Children's play area and large private car park.

Tenure

Freehold

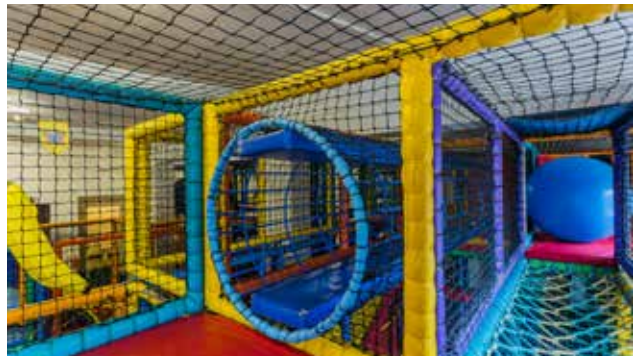


ENTRANCE & KITCHEN





MAIN PLAY AREA









PLAY AREA



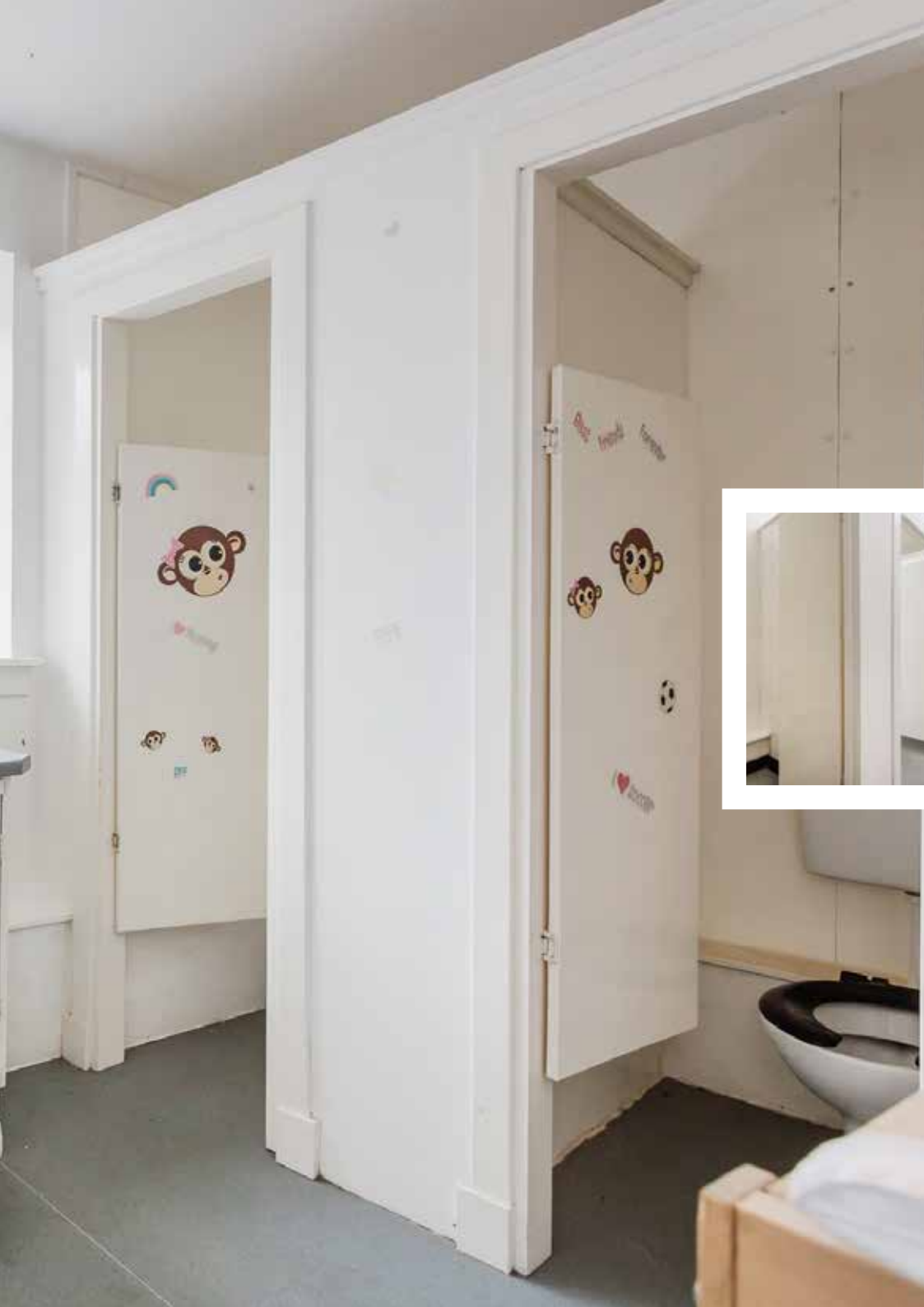
...POPULAR
CHILDRENS DAY
NURSERY, SOFT
PLAY AREA
AND CAFE,
WHICH WAS
ESTABLISHED BY
THE CURRENT
OWNER IN
2003...







PROPERTY TOILETS

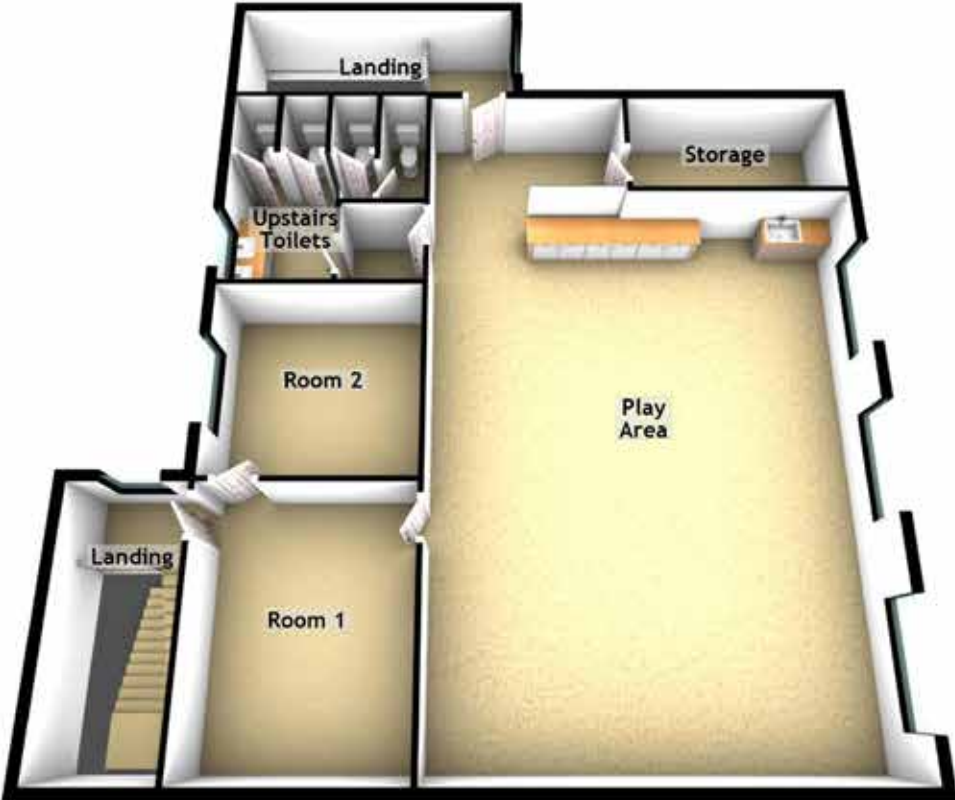


SPECIFICATIONS

Ground Floor



First Floor





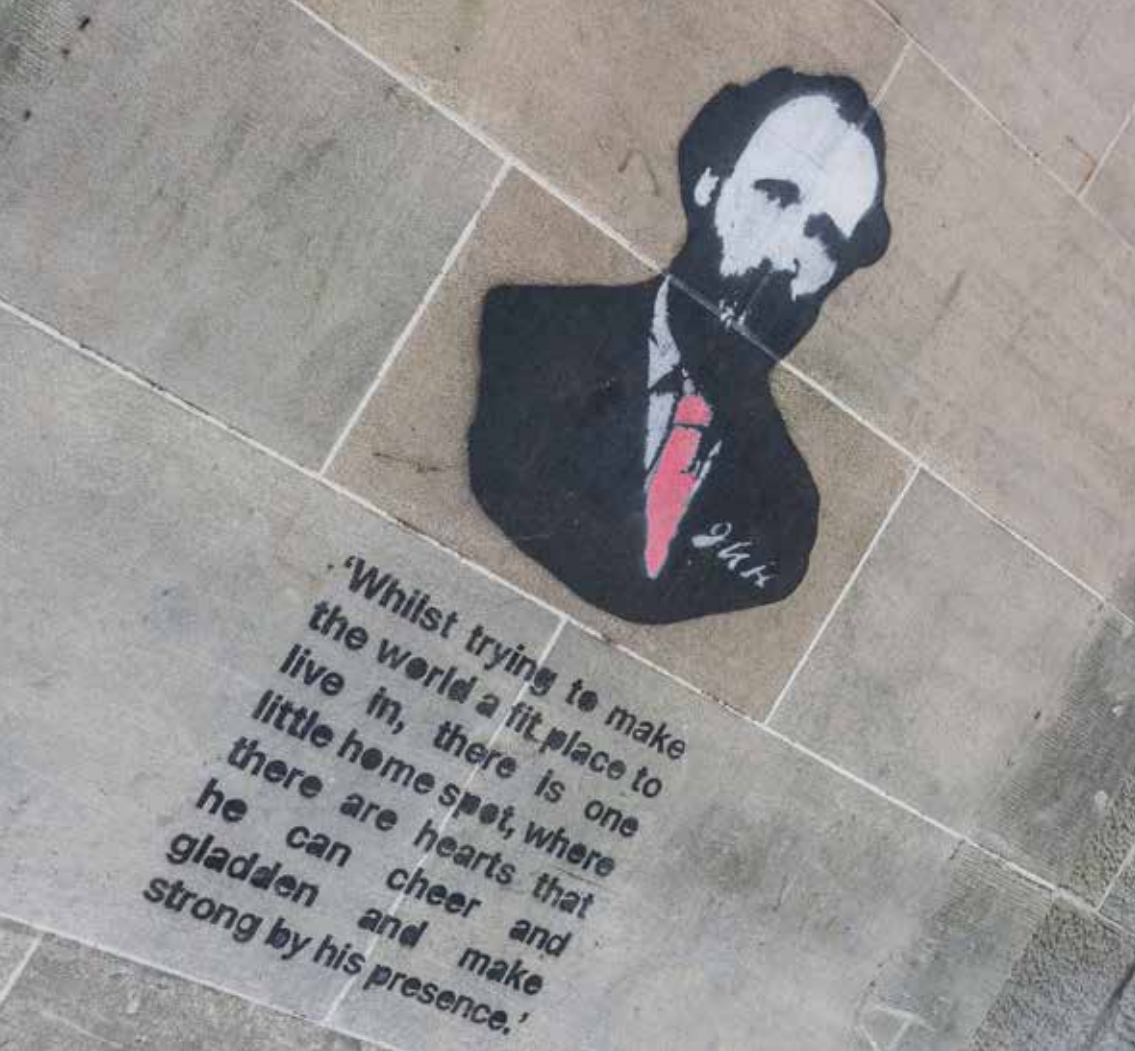
Approximate Dimensions
(Taken from the widest point)

Kitchen	5.40m (17'9") x 3.80m (12'6")
Entrance	6.20m (20'4") x 3.80m (12'6")
Main Hall	12.60m (41'4") x 11.70m (38'5")
Play Area	9.81m (32'2") x 7.50m (24'7")
Disabled Toilet	2.00m (6'7") x 1.50m (4'11")
Boys Toilet	2.80m (9'2") x 2.60m (8'6")
Girls Toilet	3.00m (9'10") x 2.90m (9'6")
Upstairs Toilets	3.72m (12'3") x 3.27m (10'9")
Room 1	4.60m (15'1") x 3.55m (11'8")
Room 2	3.60m (11'10") x 3.40m (11'2")
Storage	4.06m (13'4") x 1.88m (6'2")

Gross internal floor area (m²) : 233 m²

Extras
(Included in the sale)

Equipment within the building is included in the price.



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